DECISION DOCUMENT

Former Assi Market
Brownfield Cleanup Program
Queens, Queens County
Site No. C241232
October 2019

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Former Assi Market
Brownfield Cleanup Program
Queens, Queens County
Site No. C241232
October 2019

Statement of Purpose and Basis

This document presents the remedy for the Former Assi Market site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Former Assi Market site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at

a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

Excavation and off-site disposal of contaminant source areas, including

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards;
- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination; and
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Excavation and off-site disposal of all on-site soils which exceed restricted residential SCOs, as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet. If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 100,000 cubic yards of contaminated soil will be removed from the site.

3. Groundwater Dewatering and Treatment

Dewatering will be performed to facilitate the excavation. Contaminated groundwater from dewatering operations will be treated as necessary prior to discharge to the municipal sewer system.

4. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to establish the designed grades at the site.

5. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- require compliance with the Department approved Site Management Plan.

6. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place

and effective:

– Institutional Controls: The Environmental Easement discussed in Paragraph 5 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use, or groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
   - a schedule of monitoring and frequency of submittals to the Department;
   - monitoring for vapor intrusion for any future buildings developed on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Contingent Remedial Elements

In the event that Track 2 restricted residential use is not achieved, the following contingent remedial element will be required and the remedy will achieve a Track 4 restricted residential cleanup.

7. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

October 15, 2019

Date

Gerard Burke, Director
Remedial Bureau B

DECISION DOCUMENT

Former Assi Market
Queens, Queens County
Site No. C241232
October 2019

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

Queens Library - Flushing Branch
41-17 Main Street
Flushing, NY 11355
Phone: (718) 661-1200

Queens Community Board 7
133-32 41st Road - Suite 3B
Flushing, NY 11355
Phone: (718) 359-2800

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location:
The 138,308 square foot (3.17 acre) site is located at 131-01 39th Avenue within an urbanized area of Flushing in Queens, NY and is identified as Block 4963, Lot 65 on the Queens Borough Tax Map. The lot is located on the city block bounded by Flushing Bridge to the north, College Point Boulevard and Janet Place to the east, Roosevelt Avenue to the south, and Flushing Creek to the west. The site is bordered to the north by 37-02 College Point Boulevard (parking lot and vegetation covered); to the south by 39-08 Janet Place (undeveloped); to the west by Flushing Creek; and to the east by 37-52 College Point Boulevard (commercial) and the intersection of 39th Avenue and Janet Place.

Site Features:
The site is currently vacant. The previous development included a two-story brick building with exterior asphalt parking that operated as a shopping plaza. The building was demolished in 2018 and the site has remained unoccupied since. The site is fenced, and the majority of the site is asphalt-paved or covered by the former concrete building slab. The site grade slopes from east (elevation 28.5 ft) to west (elevation 10.5 ft), toward Flushing Creek.

Current Zoning and Land Use:
The site is zoned C4-2 (commercial) and is classified as a regional commercial center located outside of the central business districts. The surrounding land uses include vacant lands, commercial, and industrial; but also include residential buildings and transportation easements. The property is currently going through the Uniform Land Use Review Procedure (ULURP) to align the area zoning with the proposed residential redevelopment project. The site was assigned an E-Designation for hazardous materials and noise (E-74) as part of the August 1998 Flushing Downtown Flushing Rezoning, pursuant to a City Environmental Quality Review (CEQR No. 95DCP052Q).

Past Use of the Site:
Prior to vacancy in 2018, the site had historically been occupied by commercial and industrial facilities since the early 1960s. According to available records, historical site uses prior to vacancy have included: Dean Advertising and EICO Electric Instrument Company (1967; Design Weather Inc. (1976); United States Post Office (1980 to 1994); Korea Town Plaza (1995 to 2006); various individual's names, retail stores and church (2000 to 2012); supermarket, retail stores, and chiropractor's offices (2012-2016).

Site Geology and Hydrogeology:
Based on investigations conducted to date, the site is underlain by historic fill material predominantly consisting of fine- to medium-grained sand with varying amounts of silt, gravel, concrete, brick, glass, wood, asphalt, ceramics, slag, and debris. The fill was observed from surface grade to depths varying between about 3.5 and 16 feet below grade (ft bg). Soil underlying the historic fill layer consisted of fine- to medium-grained sand with varying amounts of gravel and clay. Silt was observed below the fill in some borings. Bedrock was not encountered in borings installed up to 101 feet below grade.

Groundwater was observed at depths ranging from about 11.5 to 23 ft bg across the site. The inferred groundwater flow direction is generally from east to west towards Flushing Creek and is tidally influenced.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant(s) under the Brownfield Cleanup Agreement is a/are Volunteer(s). The Applicant(s) does/do not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site

and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

arsenic	benzo(a)pyrene
lead	polychlorinated biphenyls (PCB)
mercury	1,2,4,5-tetrachlorobenzene
benzo(b)fluoranthene	chloroethane
1,1-dichloroethene	1,1,1-Trichloroethane(TCA)
trichloroethene (TCE)	cis-1,2-dichloroethene
tetrachloroethene (PCE)	1,1-dichloroethane

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), pesticides, and emerging contaminants. Soil vapor was sampled for VOCs. Based upon investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs and metals.

Soil - Evidence of petroleum impacts were observed in shallow soil throughout the site, with higher concentrations in the central and eastern portions of the site. Notably, benzo(b)fluoranthene was detected exceeding restricted residential soil cleanup objective (RRSCO) at a concentration of 4.3 parts per million (ppm) (RRSCO is 1ppm). There was one VOC exceedance of the RRSCOs at a depth of 13 feet below ground surface in the northern portion of the site, where 1,1-dichloroethane was detected at 48 ppm (RRSCO is 26 ppm). PCBs were also in exceedance of SCOs, with a maximum concentration of 5.43 ppm (RRSCO is 1 ppm). Additionally, heavy metals were found in exceedance throughout the site, most notably arsenic, mercury, and lead at maximum concentrations of 41.1 ppm, 58.5 ppm, and 2,150 ppm respectively as compared to the RRSCOs of 16, 0.81, and 400 ppm. Data does not indicate any off-site impacts in soil related to this site.

Groundwater - Petroleum-related compounds were detected in exceedance of ambient water quality standards (AWQS) throughout the site, most notably, benzo(a)pyrene at 0.34 parts per billion (ppb) (AWQS is 0.002 ppb). VOC exceedances span from the northwest to the southeast portions of the site. For example, 1,2,4,5-tetramethylbenzene and chloroethane, and trichloroethene were detected at 20 ppb, and 26 ppb, and 5.5 ppb, respectively (AWQS is 5, 5, and 5 ppb). Heavy metals exceedances are found throughout the site, most notably arsenic, lead, and mercury at 136.9 ppb, 1203 ppb, and 1.49 ppb as compared to their AWQS of 25, 25 and 0.7 ppb, respectively. Data does not indicate any off-site impacts in groundwater related to this site.

Soil Vapor - Multiple VOCs were detected, including 1,1,1-trichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, tetrachloroethene, and trichloroethene at concentrations of 4510, 235, 16.8,

1,430, and 119 micrograms per cubic meter (ug/m3), respectively. Data does not indicate any off-site impacts in soil vapor related to this site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

The site is currently fenced. Direct contact with contaminants in the soil is unlikely because the site is covered with a building foundation and pavement. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Inhalation of site contaminants in indoor air due to soil vapor intrusion is not a current concern because there are no on-site buildings. The potential exists for the inhalation of site contaminants due to soil vapor intrusion in any future on-site redevelopment. Environmental sampling indicates soil vapor intrusion is not a concern for off-site buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface

water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternatives Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 2: Restricted use with generic soil cleanup objectives remedy.

The selected remedy is referred to as the Soil Excavation remedy.

The elements of the selected remedy, as shown in Figure 2, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

Excavation and off-site disposal of contaminant source areas, including

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);

- soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards;
- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination; and
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Excavation and off-site disposal of all on-site soils which exceed restricted residential SCOs, as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet. If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 100,000 cubic yards of contaminated soil will be removed from the site.

3. Groundwater Dewatering and Treatment

Dewatering will be performed to facilitate the excavation. Contaminated groundwater from dewatering operations will be treated as necessary prior to discharge to the municipal sewer system.

4. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to establish the designed grades at the site.

5. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- require compliance with the Department approved Site Management Plan.

6. Site Management Plan

A Site Management Plan is required, which includes the following:

c. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

   – Institutional Controls: The Environmental Easement discussed in Paragraph 5 above.

   This plan includes, but may not be limited to:

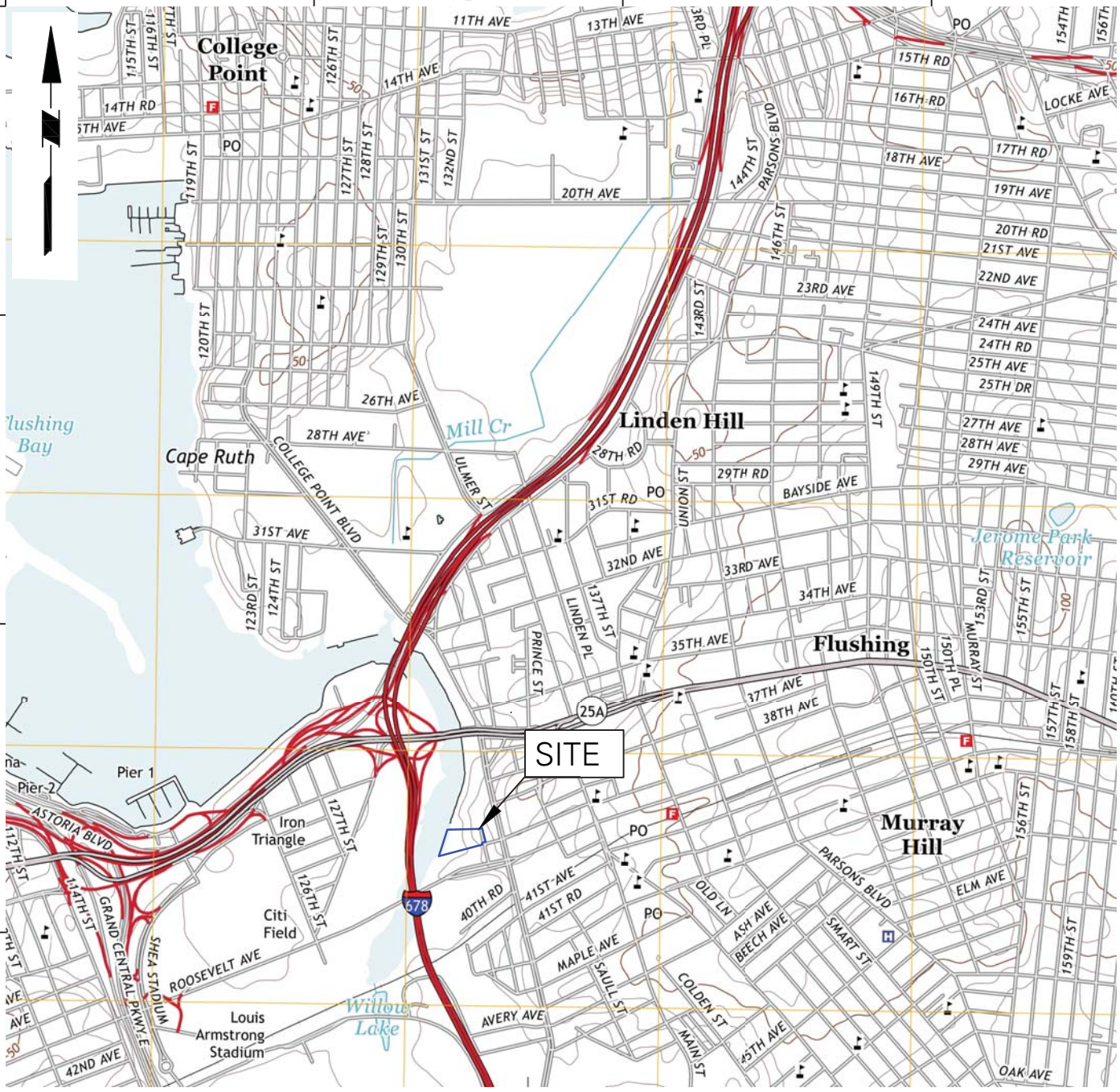
   - an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;

- descriptions of the provisions of the environmental easement including any land use, or groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

d. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
   - a schedule of monitoring and frequency of submittals to the Department;
   - monitoring for vapor intrusion for any future buildings developed on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Contingent Remedial Elements
In the event that Track 2 restricted residential use is not achieved, the following contingent remedial element will be required and the remedy will achieve a Track 4 restricted residential cleanup.

7. Cover System
A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.



LEGEND:

SITE BOUNDARY

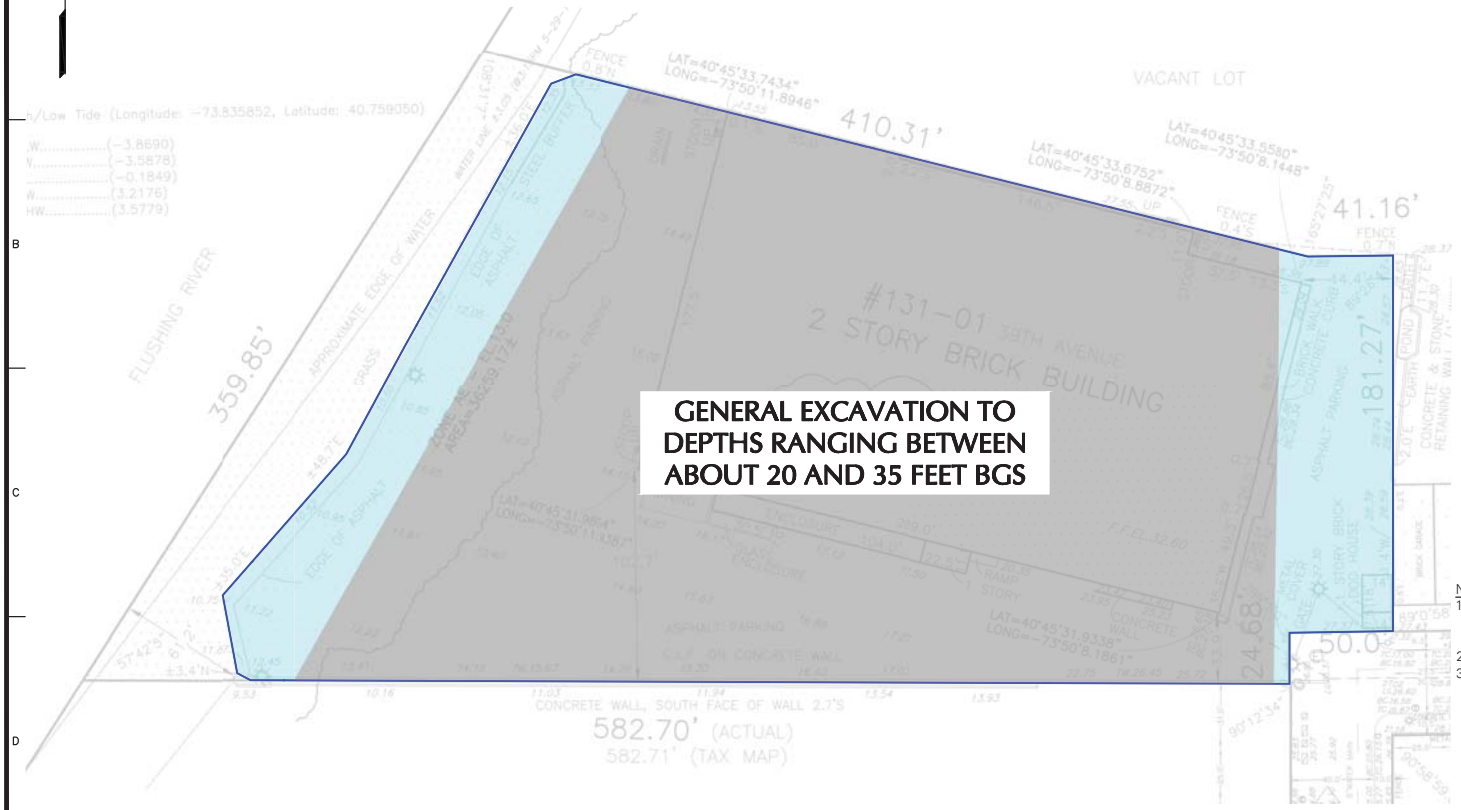
NOTES:

1. BASE MAP REFERENCED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE FLUSHING, NY TOPOGRAPHIC QUADRANGLE, DATED 2013.
2. SITE BOUNDARY IS APPROXIMATE

2000 0 1000 2000

SCALE IN FEET

	Project	Figure Title	Figure No.
	FORMER ASSI MARKET **131-01 39th AVENUE** BLOCK No. 4963, LOT No. 65 QUEENS NEW YORK	**SITE LOCATION MAP**	**1**



LEGEND:

- SITE BOUNDARY
- EXISTING FENCE
- APPROXIMATE PROPOSED SUB-CELLAR EXTENTS (ABOUT ELEVATION -1 NAVD88)
- EXCAVATION WILL BE COMPLETED TO ACHIEVE TRACK 2 SOIL CLEANUP OBJECTIVES. ADDITIONAL CLASSIFICATION OF SOILS IN THESE AREAS WILL BE COMPLETED DURING THE WASTE CHARACTERIZATION INVESTIGATION

NOTES:

1. BASE MAP IS REFERENCED FROM "SURVEY No. 3004", PREPARED BY A & B ENGINEERING AND LAND SURVEYING, P.C., DATED JUNE 8, 2014 AND REVISED NOVEMBER 30, 2015.
2. EXCAVATION EXTENTS, DEPTHS, AND ELEVATIONS ARE APPROXIMATE
3. ELEVATION ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

60 0 20 40 60
SCALE IN FEET

Project
FORMER ASSI MARKET
131-01 39th AVENUE
BLOCK No. 4963, LOT No. 65
QUEENS NEW YORK

Figure Title
ALTERNATIVE II - TRACK 2 CLEANUP

Figure No.
2