



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

3-60 Beach 79th Street
Far Rockaway, NY 11693

April 2021

SITE No. C241207
NYSDEC REGION 2

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C241207/>
and at these location(s):

Queens Library at Peninsula
92-25 Rockaway Beach Blvd.
Rockaway Beach, NY 11693
(718) 634-1110

Queens Community Board 14
1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
(718) 471-7300

*(*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.)*

Who to Contact

Comments and questions are welcome and should be directed as follows:

Project-Related Questions
Mandy Yau, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4897
mandy.yau@dec.ny.gov

Project-Related Health Questions
Julia Kenney
NYSDOH
Empire State Plaza
Corning Tower Rm 1787
Albany, New York 12237
Tel: (518) 482-7873
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 3-60 Beach 79th Street site ("site") located in Far Rockaway, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **April 29 through June 12, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241207/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Commercial Use remedy consists of the following components:

- Implementing a pre-design investigation to define the extent of chlorinated volatile organic compounds (VOCs) located in fill material above the low-permeability clay layer observed at approximately 7 to 10 feet below ground surface;
- Excavation and off-site disposal of all soil/fill above the clay layer contaminated by chlorinated VOCs exceeding the protection of groundwater soil cleanup objectives (SCOs), as well as all soil in the upper 1 foot that exceed the commercial use SCOs;
- Collection and analysis of confirmatory endpoint samples to evaluate the effectiveness of the soil excavation;
- Application of a chemical treatment at the base of excavation areas to degrade any remaining VOC contamination in soil below the water table;
- Importing clean soil that meets lower of the protection of groundwater or commercial use SCOs;
- Installation of a cover system, including a demarcation layer, consisting of buildings, asphalt or concrete pavement, and/or a minimum of 1 foot of soil meeting the commercial SCOs;

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- Incorporating active or passive measures into new buildings to prevent soil vapor intrusion, if required based on the final building design and the results of post-remediation soil vapor sampling. An active measure to prevent vapor intrusion will be installed at the adjoining commercial building to the west;
- Implementing a Health and Safety Plan and a Community Air Monitoring Plan during all ground intrusive activities;
- Implementing a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 79 Arverne Development LLC (“applicant(s)”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is a 1.17-acre vacant parcel and is bounded by Barbadoes Basin to the north, a paved parking lot to the east, Beach Channel Drive to the south, and a commercial building to the west. The site is an inactive NYSDEC solid waste management facility that was used for processing of construction and demolition debris and is currently utilized as parking and storage for the adjoining commercial building. The planned redevelopment at the site will include a self-storage building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C241207) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds (VOCs) in soil, groundwater, and soil vapor, with localized areas of soil containing elevated levels of semi-volatile organic compounds (SVOCs), metals, and PCBs. A spill was reported based on elevated levels of petroleum VOCs in soil. Contamination is generally limited to fill material located above the clay layer.

Brownfield Cleanup Program: New York’s Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location

