



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C241236/>
and at these location(s):

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

Queens Library at Court Square

25-01 Jackson Avenue
Queens, NY 11101
(718) 937-2790

Queens Community Board & 2

43-22 50th Street, Room 2B
Woodside, New York 11377
(718) 533-8777

Who to Contact

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

Project-Related Questions

Charles Post, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9793
charles.post@dec.ny.gov

Project-Related Health Questions

Daniel Tucholski
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower, Rm 1787
Albany, NY
(518) 402-7857
beci@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

28-90 Review Avenue Development

28-90 Review Avenue
Queens, NY 11101

SITE No. C241236

NYSDEC REGION 2

November 2021

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 28-90 Review Avenue Development site ("site") located at 28-90 Review Avenue, Queens, New York County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site and the potential for human exposure to site-related contaminants via soil vapors. To address the remaining contamination, 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 **November 17, 2021 through December 31, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241236/>.
- 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:

- Removal of Underground Storage Tanks (USTs) and Aboveground Storage Tank (AST) foundations;
- Implementation of in-situ soil stabilization and solidification (ISS) within the extent of observed NAPL to meet commercial clean up level;
- Excavation and off-site disposal of metals contamination in soils up to eight feet below ground surface along the eastern and southern boundaries of the site;
- Construction of a SSDS below any proposed building slab, including installation of a vapor barrier membrane below the slab of the proposed building;

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- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above commercial use soil cleanup objectives;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 28-90 Review Avenue Development (“applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). Remedial Investigation Report (RIR), which describes the results of the site investigation was submitted and recommended cleanup of the site. The data and information in the RIR lead to the elements of the RAWP and was the basis for the Department’s non-significant threat determination.

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 4.43-acres and is bordered on the north by a paved parking lot, to the east by a four-story building, to the south by railroad tracks associated with the Metropolitan Transportation Authority Long Island Rail Road (MTA LIRR), and to the west by the Dutch Kills waterway. It is currently used as a parking area and has no building remaining. Previously, the site had been used as a petroleum bulk storage facility from 1915 to 1971. The proposed redevelopment of the site includes a commercial parking facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241236) 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 non-aqueous phase liquids (NAPL), and petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present site-wide in soil and groundwater, primarily in the area of the former ASTs. Petroleum product has been identified on top of, and beneath, the water table in some of the groundwater monitoring wells.

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 DEC 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

