



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C241254/>
and at these location(s):

Queens Public Library – Central Branch
89-11 Merrick Boulevard
Jamaica, NY 11432
(718) 990-0700

Queens Community Board 14
1931 Mott Avenue
Far Rockaway, NY 11691
(718) 471-7300
Cbrock14@nyc.rr.com

**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.*

Who to Contact

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

Project-Related Questions
Christopher Allan, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
Christopher.allan@dec.ny.gov

Project-Related Health Questions
Eamonn O’Neil
NYSDOH
Empire State Plaza,
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7877
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

13-12 Beach Channel Drive

13-12, 13-16 and 13-24 Beach
Channel Drive
Far Rockaway, NY 11691

January 2022

SITE No. C241254

NYSDEC REGION 2

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 13-12 Beach Channel Drive site (site) located at 13-12, 13-16, and 13-24 Beach Channel Drive, Far Rockaway, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on 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 **January 20 through March 5, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241254/>.
- 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 Restricted Residential Use remedy consists of:

- Demolition of the existing buildings and drainage structures to facilitate the remedy.
- Excavation and off-site disposal of soil exceeding the protection of groundwater soil cleanup objectives (SCOs) for chlorinated solvents to approximately 8 feet below grade in two hotspots on Lot 5.
- Collection of post-excavation soil samples to confirm removal of all source material.
- Import of backfill material to the Site in accordance with applicable 6 NYCRR Part 375 and DER-10 requirements as needed to meet development elevation.
- Installation and operation of an active sub-slab depressurization system to mitigate the potential for soil vapor intrusion into the new building to be constructed at the site.

BROWNFIELD CLEANUP PROGRAM

- Implementation of a permeable reactive barrier (PRB) along the upgradient property boundary to address future migration of contaminated groundwater from off-site sources onto the site. A separate remedial design will be submitted following pilot testing.
- Post-treatment groundwater monitoring to confirm effectiveness of the PRB.
- A contingent soil vapor extraction system to address off-site migration of soil vapor.
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- Developing a Site Management Plan (SMP) 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 BCD Owner LLC (applicant) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

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 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 0.76-acres and is bordered on the west by Beach Channel Drive, on the south by a commercial strip mall and Mott Avenue, to the east by Redfern Avenue, and to the north by commercial and residential buildings followed by Dix Avenue. It is currently developed with a one-story former fast-food restaurant on Lot 5, a three-story former residential building and church on Lot 6, and a one-story former carwash on Lot 9. The site is currently unoccupied.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241254) 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 (cVOCs), specifically tetrachloroethylene (PCE), which are present in shallow soil in two hotspots on the southern portion of the site, and in groundwater and soil vapor across the site.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location

