

**From:** Eric Hausamann  
**To:** Coleman, Maureen  
**Date:** 3/6/2007 4:33:35 PM  
**Subject:** West Side Corporation - Update

Hi Maureen.. Bill Wertz asked me to give you a heads up about the vapor intrusion investigation going on at the West Side Corp site located in Jamaica, Queens. As you may recall, we've done a lot of work there over the past 2-3 years and have kept the community informed through meetings, factsheets, etc. We've worked with Assemblyman Bill Scarborough and Senator Malcom Smith and their staff as well.

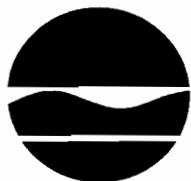
At this point we're finishing up with structure sampling for the winter and will be out there for the next 2-3 weeks interacting with the neighbors and sampling 20 or so homes. Concurrently, we are starting (and hopefully finishing) an expedited groundwater investigation that will provide information on the extent of the off-site PCE plume. The attached factsheet has been generated to hand out to folks while we're down there; we've also sent it to Assy. Bill Scarborough and Sen. Malcom Smith's offices in case they get calls from their constituents. We will be holding a public meeting later in the spring when we've had a chance to review the results and can propose further actions, if needed.

We will probably mail this or a similar factsheet out to the mailing list at large but wanted to have something in hand while in the field. Give me a call if you want on my cell tomorrow through Friday or email me back.

Eric Hausamann  
cell (518) 669-1652

**CC:** Chiusano, David; O'Connell, Lori; Wertz, William

NEW YORK STATE  
DEPARTMENT OF



ENVIRONMENTAL  
CONSERVATION

**Dear Interested Citizen:**

This Fact Sheet is to inform you about the ongoing activities associated with the West Side Corporation site. If you have any questions or would like more information, please do not hesitate to contact:

**Mr. Eric Hausamann**  
NYSDEC Project Manager -  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7017  
(888) 459-8667

or

**Mr. John Boyd**  
URS Corporation -  
77 Goodell Street  
Buffalo, NY 14203  
(716) 856-5636

For site related health questions, please contact the following New York State Department of Health (NYSDOH) representative:

**Ms. Dawn Hettrick**  
NYSDOH Project Manager  
NYSDOH  
Flanigan Square  
547 River Street  
Troy, NY 12180  
(800) 458-1158 Ext. 2-7880

**Additional Information:**

You may view project documents at the Queensborough Public Library located at 89-11 Merrick Boulevard, Jamaica, (718) 990-0778.

You can also learn more about soil vapor intrusion at NYSDEC's website:  
[www.dec.state.ny.us](http://www.dec.state.ny.us)

# FACT SHEET

MARCH 2007  
Site # 2-41-026

WEST SIDE CORP. SITE

JAMAICA, QUEENS  
QUEENS, NEW YORK

## Soil Vapor Intrusion Investigation Update

West Side Corporation Site  
Jamaica, Queens

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### Introduction

The NYSDEC and the NYSDOH have developed this fact sheet to provide an update on the status of the ongoing off-site environmental investigations associated with the West Side Corporation inactive hazardous waste disposal site.

The West Side Corporation property, located at 107-10 180th Street in Jamaica, Queens, was once used as a storage and distribution center for chemicals used in the dry cleaning industry. As a result, groundwater and subsurface soils have been contaminated by spills of tetrachloroethene (PCE). The facility is currently leased by a bus company (Atlantic Express) which uses it for servicing, storage, and dispatch of school buses.

Cleanup of highly contaminated soils on the West Side property was completed in early 2006 using electrical resistance heating technology. More than 4,000 pounds of PCE were recovered from the source area and disposed off-site. Cleanup of the groundwater in the vicinity of the Site is anticipated to begin in late 2007 with the installation of two groundwater extraction wells. Operation of these pumping wells will prevent contaminants in groundwater from migrating off-site beneath homes.

Volatile compounds like PCE or "perc" can, through a process called vapor intrusion, migrate from contaminated groundwater as a vapor and move through subsurface soils and into the indoor air of overlying buildings. Indoor air is affected by vapor intrusion when volatile chemicals in soil gas collect beneath a building and are drawn in through cracks and openings in the foundation and mix with the indoor air. This vapor intrusion pathway may be important for buildings both with and without a basement.

### Summary of Previous Indoor Air and Groundwater Monitoring

Over the past two years, the NYSDEC and the NYSDOH have tested the air in dozens of homes near the former West Side facility to monitor the effects of vapor intrusion. Results of these investigations and proposed further actions were presented to the public during meetings held in August 2006 at York College. The work is also summarized in several technical reports that are available for public viewing at the Queensborough Public Library, at 89-11 Merrick Boulevard. We have also installed a number of vapor mitigation systems (similar to radon systems) to reduce existing or potential exposures associated with the vapor intrusion pathway. Until the groundwater extraction system (described above) is up and running and the groundwater is cleaned up, there remains the potential for intrusion of vapors into structures overlying the shallow groundwater contaminant plume.

In September 2006, eight new groundwater monitoring wells were installed off-site and sampled for volatile organic compounds (VOCs). The results confirmed that PCE and other site-related VOCs have migrated off-site, although it not known how far the contamination extends.

Because contaminated groundwater is the most probable source of the vapors found to be impacting structures within the study area, it is necessary to define the areal extent of the plume. For this reason, the Study Area has been extended further downgradient (southward) from that originally proposed in 2005 to accommodate new information pertaining to the nature and extent of contamination.

### **Indoor Air Monitoring Program**

This winter, the NYSDEC is continuing to monitor indoor air as well as offer mitigation systems to specific homeowners. The objective of the vapor intrusion investigation is to sample a representative number of structures within the Study Area to determine the extent to which VOCs (including PCE) may have migrated from the groundwater into overlying buildings. Already this winter the NYSDEC has sampled over 60 homes — we will attempt to sample an additional 30 homes beginning the second week of March 2007.

### **Expanded Off-Site Groundwater Investigation**

Concurrent with the indoor air monitoring program continues, NYSDEC plans to expand the ongoing groundwater investigation to locate the boundaries of the off-site contaminant plume. To expedite the collection and evaluation of groundwater quality data, 50 direct-push groundwater probes will be installed and sampled in a short timeframe (5 to 10 days). NYSDEC will collect grab samples of shallow groundwater and submit them to a laboratory for quick turnaround chemical analysis. NYSDEC also plans to install up to 8 permanent monitoring wells in the coming months to monitor the contraction of the off-site plume that is expected to occur once the Station 24 pumping wells become operational.

The groundwater investigation will focus on the residential area to the south of the Site bounded generally by 109<sup>th</sup> and Sayres Avenue to 172<sup>nd</sup> Steet. Data from these investigations will enable the NYSDEC and the NYSDOH to more accurately define the impacted areas and to better understand the relationship between contaminant levels measured in groundwater and in homes overlying the plume.

### **Next Steps**

During the spring and summer, the State will evaluate the information collected over the winter to determine the nature and extent of the contamination and what, if any, additional work and mitigation may be necessary. Based on the findings, the State will again propose further actions, as needed, within the Study Area (see Figure) and then hold public meetings to discuss the results.

Many of the structures will require no further action. However, some property owners will be offered a vapor intrusion mitigation system. Mitigation systems will be installed by the NYSDEC at no cost to the property owner. Other homeowners will be offered an opportunity to have their homes sampled during the next heating season to better understand whether vapor intrusion is occurring at their home.

### **Additional Information**

Any technical questions or concerns regarding the soil vapor intrusion investigation can be addressed by contacting Mr. Eric Hausmann of the NYSDEC at (518) 402-9814, or by calling toll free (888) 459-8667. For health-related questions or concerns regarding this site, please contact Ms. Dawn Hettrick of the NYSDOH at (518) 402-7880, or by calling toll free (800) 458 -1185 extension 2-7880.

