NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Briefing Report

Site Code	241033	**Site Name**	Ozone Industries		
Classification	02	**Address**	100th St. Between 101st and 103rd Avenues		
Region	2	**City**	Ozone Park	**Zip**	11417-
Latitude	40.6822	**Town**	New York City		
Longitude	-73.8408	**County**	Queens	**Project Manager**	John Durnin
Disposal Area	Structure			**Estimated Size**	0.2500

Site Description

Location: The site is located within a block that is bounded by 99th and 100th Streets to the east and west, and by 101st and 103rd Avenues to the north and south, in the Ozone Park section of Queens.

Site Features: The site is situated beneath an abandoned, elevated Long Island Railroad (LIRR) right-of-way.

Current Zoning and Land Use: The site is located in a mixed commercial, industrial and residential area of the Ozone Park section of Queens. Site zoning is commercial/industrial.

Past Use of the Site: Former Ozone Industries occupied their 101-32 101st Street complex from 1948 to 1996 and included locations at 101-21 101st Street, 101-32 101st Street, 101-57 100th Street, and several bays beneath the elevated LIRR (as a storage area) across the street west of 101-32 101st Street. All bays were used in conjunction with the manufacture of aircraft parts and included storage of spent trichloroethene (TCE) (used in de-greasing activities) prior to pickup by their waste hauler.

Operable Unit #1: Endzone Inc., the successor to Ozone Industries, Inc., entered into a Consent Order which obligates Endzone Inc. to implement a full remedial program including a Remedial Investigation and Feasibility Study (RI/FS).
Field work for the Site RI/FS was completed and the Record of Decision (ROD) was signed in February 2010. The Remedial Design Work Plan was approved on January 31, 2011. The Remedial Design/Remedial Action (RD/RA) Work Plan, including biddable documents, was approved on October 25, 2011. Endzone mobilized to the site on June 10, 2013 to begin the RA.

Site Geology and Hydrology: Groundwater is at approximately 30 feet below the surface and flows to the south-southwest through the site. A light brown medium/coarse grain sandy soil exists to depth below about four feet of urban fill material.

Contaminants of Concern (Including Materials Disposed)	**Quantity Disposed**
TRICHLOROETHENE (TCE)	UNKNOWN

Analytical Data Available for : Groundwater, Soil, Soil Vapor

Applicable Standards Exceeded for: Groundwater

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were trichloroethene (TCE) and cis-1,2-dichloroethene (cis-1,2 DCE) in the shallow soil, groundwater and soil vapor.

Site Health Assessment

Contact with site-related contamination in soil is not expected since it is located beneath the building foundation. Exposure to site-related contaminants in drinking water is not likely since the area is served with public water. Inhalation of site-related contamination via vapor intrusion is a potential exposure pathway. However, this pathway is reduced due to the frequent opening of the bay doors. Investigation of potential inhalation of site contaminants via vapor intrusion has not been completed in off-site homes and businesses due to access limitations. Additional investigation of this potential exposure pathway is recommended.

Remedy Description and Cost

Remedy Description for Operable Unit 01

The elements of the selected remedy are as follows:
1. A remedial design program will be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program.
2. The floors in Bays 8-15 will be removed and as much as practical of the contaminated shallow soils will be excavated beneath these 8 bays.
3. Post-excavation soil sampling will be conducted in each of the 8 bays to document the condition of the soil left in place.
4. All excavated contaminated soil will be disposed at a permitted disposal facility,
5. Clean backfill will replace the excavated shallow soils. Clean fill will constitute soil that meets the Division of Environmental Remediation's criteria for backfill.
6. An SVE system of vertical wells and a piping system will be constructed to collect vapors from the deeper soils.
7. An active sub-slab depressurization system (SSDS) will be constructed beneath the floors in Bays 8 through 15.
8. The SVE and SSDS mechanical equipment will be installed and each system operated with off-gas treatment, as needed.
9. A vapor intrusion mitigation program will be implemented to investigate and remediate, if necessary, off-site adjacent structures (residential, commercial) and off-site adjacent bays to the Site for vapor intrusion, if access is granted. Sub-slab vapor concentrations will be compared to (NYSDOH) Guidance values.
10. The on-site and off-site impacted groundwater will be monitored.
11. Imposition of an institutional control in the form of an environmental easement that will require (a) limiting the use and development of the property to residential use, which will also permit commercial or industrial uses. More restrictive land use and development controls may be considered, if necessary, based upon post-excavation soil sampling results; (b) compliance with the approved site management plan; (c) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; and (d) the property owner to complete and submit to the Department a periodic certification of institutional and engineering controls.
12. Development of a Site Management Plan which will include the following institutional and engineering controls: (a) provide provisions for the continued proper operation and maintenance of the SVE and SSDS systems; (b) provide a monitoring plan for TCE and cis-1,2-DCE in the groundwater; c) pursue a plan for vapor intrusion investigations in off-site areas with soil vapor mitigation systems installed, if required; (d) identification of any use restrictions on the site; and (e) a soil management plan if post-excavation soil sampling results exceed unrestricted soil cleanup objectives.
13. The property owner will provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal will: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and c) state that nothing has occurred that will impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.
14. The operation of the components of the remedy will continue until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable

or not feasible.

Total Cost	$2,200,000
Capital Cost	$1,500,000
OM&M Cost	$100,000

Issues / Recommendations

Owners

Current Owner(s)

Joe Valentino

NYC Department of Citywide Administrative Services

One Centre Street, 17th Floor South

New York NY 10007

Operators

Current Operator(s)

see Endzone Inc.

Former Ozone Industries

101-32 101st Street (no longer valid)

Ozone Park NY 11417