



Department of  
Environmental  
Conservation

**Where to Find Information:**

*Project documents are available at the following location(s) to help the public stay informed.*

**Queens Public Library**

Flushing Branch  
41-17 Main Street  
Flushing, NY 11355  
(718) 661-1200  
Call for hours

**NYSDEC, Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900  
Hours: Mon. to Fri. 8AM to 4PM

**Who to Contact:**

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

**Project-Related Questions**

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47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4065

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**Health-Related Questions**

Arunesh Ghosh  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7880  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

**For additional information on the New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

**Brownfield Cleanup Program -  
Off-site**

**Off-Site Flushing Industrial  
Park (West) Parcel 2  
Flushing, NY 11354**

**January 2018**

**SITE No. C241078A  
NYSDEC REGION 2**

## **Environmental Cleanup to Begin at Brownfield Site**

Action is about to begin that will address contamination related to the Off-Site Flushing Industrial Park (West) Parcel 2 ("Site") which consists of a triangular area of mudflat between the main channel of the Flushing River, Roosevelt Avenue, and former Flushing Industrial Park Parcel 3 (C241079). The cleanup activities will be performed by Consolidated Edison Company of New York, Inc. ("Responsible Party") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). Please see the map for the Site location. The Remedial Action Work Plan (RAWP) has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP and other documents related to the cleanup of this Site can be found at the location(s) identified in the left-hand column under "Where to Find Information." Remedial activities are expected to commence in January 2018, and are expected to last approximately 4 months.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the Site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation or dredging of Polychlorinated Biphenyls (PCB)-impacted sediment in the intertidal and sub-tidal zone to the extent practicable. Approximately 2,500 cubic yards of soil/sediments will be removed. The material excavated will be dewatered, stabilized and characterized for disposal at a permitted disposal facility.
- The dredged areas of the riverbed will be restored to its current bed elevation with clean granular fill material (sand/gravel mix) that meets the Part 375 unrestricted use Soil Cleanup Objectives.
- Imposition of an institutional control for the controlled property. An institutional control is a non-physical restriction on use of the site, such as a deed restriction.
- Implementation of a Site Management Plan.

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures for the protection of on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

**Next Steps:** After the Responsible Party completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the Responsible Party. The Responsible Party would then have no liability to NYSDEC for contamination at or coming from the Site, subject to certain conditions.

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# BROWNFIELD CLEANUP PROGRAM

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A fact sheet that describes the content of the FER will be sent to the Site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the Site in relation to the issuance of the COC.

**Site Description:** Flushing Industrial Park is a 13.6-acre property located along the northwest corner of College Point Boulevard and 40th Road in Flushing, Queens. The property was divided into two Operable Units for the purposes of cleaning the site. OU-1 is the upland areas of Flushing Industrial Park. These areas were addressed separately. OU-2 is the mudflat area along with near shore areas of the Flushing River that have been impacted by historic operations.

Flushing Industrial Park was owned and used by Con Edison and its predecessor company from 1923 to the 1980s. During that time, it was operated as a service center to support electrical and gas utility operations, and these historic operations have impacted portions of the Flushing River. On February 24, 1989, Con Edison sold the Flushing Industrial Park property. The current owner of Flushing Industrial Park cleaned up OU-1 pursuant to the Brownfield Cleanup Program administered by the NYSDEC. OU-2 was found to contain PCB-impacted sediment. To address the potential impacts, the NYSDEC and Con Edison entered into a Consent Order on March 30, 2008.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241078A) at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

**Brownfield Cleanup Program Overview:** 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.

**Offsite Contamination:** For BCP sites where the work is being performed by a non-responsible party (volunteer), the volunteer is not required to investigate or remediate contamination which may have migrated offsite. If contamination migrates offsite, and the site is considered a significant threat to public health and/or the environment, the remedial program is performed by NYSDEC or a responsible party (6 NYCRR Part 375-1.11(c)), in this case, Con Edison.

For more information about the BCP, visit:

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

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*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.*

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## Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



# BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

