



# FACT SHEET

## Brownfield Cleanup Program

**64<sup>th</sup> Street Site**  
**Site #: C241106**  
**Woodside, NY 11377**

**May 2009**

### **Draft Remedial Investigation Work Plan Public Comment Period Amended and Public Meeting Announced**

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate a property known as the 64<sup>th</sup> Street site ( "the Site"), located at 33-32 64<sup>th</sup> Street in Woodside, NY. See enclosed map showing the location of the Site. The draft Remedial Investigation Work Plan (RIWP) was submitted by D&E Realty, Inc. under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by D&E Realty (Volunteer), Inc. to participate in the BCP. The application proposes that the Site will be used for commercial purposes.

**Public Meeting**  
**Thursday, June 11, 2009**  
**7:00 PM**

**Public School 152**  
**Gwendolyn N. Alleyne**  
**33-52 62<sup>nd</sup> Street**  
**Queens, NY 11377**

NYSDEC invites you to a public meeting to discuss the upcoming investigation of the Site. NYSDEC will provide details about the study and invites your questions.

#### **Public Comments About the Draft Remedial Investigation Work Plan**

NYSDEC is accepting written public comments about the draft RIWP. The RIWP is a publicly-available document that sets forth a detailed methodology for determining the nature and scope of the contamination on the site. The results of the remedial investigation will be critical in developing an appropriate remedy for the Site. Public comments are an important part of the review and approval process. This draft RIWP is subject to a 30-day public comment period ending June 25, 2009. Please note that this is a revised date, extended from the original deadline of May 30, 2009. The draft RIWP is available for public review at the document repository identified in this fact sheet. Written comments should be submitted to:

**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 include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:  
<http://www.dec.ny.gov/chemical/8450.html>

Javier Perez-Maldonado  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
Remedial Bureau B, Section B  
625 Broadway, 12th Floor  
Albany, NY 12233-7016

#### **Highlights of the Proposed Remedial Investigation**

The Remedial Investigation will seek to:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) Identify the source(s) of the contamination;

- 3) Assess the impact of the contamination on public health and/or the environment; and
- 4) Provide information to support the development of a Remedial Work Plan to address the contamination.

The investigation will be performed by D&E Realty, Inc. with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Chlorinated volatile organic compounds were identified in the unsaturated soil beneath the northwestern portion of the Site and in groundwater beneath the northern portion of the Site. The principal contaminant of concern was Tetrachloroethene (PCE). Trichloroethene (TCE) was also detected, but at much lower concentrations.

The proposed RI work will include investigation of soils and groundwater. Most of the RI work will occur on the Site, but there also will be off-site groundwater sampling in the nearby vicinity.

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 will establish procedures for the protection of on-site workers and off-site residents and will include required air monitoring as well as dust and odor suppression measures.

Off-site work will be addressed under a separate investigation by a Potential Responsible Party (PRP) or the NYSDEC using State funds.

#### **Brownfield Cleanup Program (BCP) Overview:**

New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement (BCA) with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective of public health and the environment consistent with the proposed uses of the Site. When a Volunteer completes the work, a release from liability from the NYSDEC is provided with standard reservations. A Certificate of Completion (COC) is issued. With its receipt of a COC, this Site would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Be eligible for tax credits to offset the costs of remedial activities and for redevelopment of the Site.

#### **Significant Threat Determination**

As part of every BCP project, NYSDEC in conjunction with NYSDOH, is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations at 6 NYCRR Part 375. NYSDEC and the NYSDOH have determined that the 64<sup>th</sup> Street site poses a significant threat to human health and the environment.

The 64<sup>th</sup> Street site will not be placed on the Registry of Inactive Hazardous Waste Disposal Sites, unless:

1. The project is not meeting the objectives of the Brownfield Cleanup Agreement (BCA) executed by D&E Realty, Inc. and NYSDEC, or
2. D&E Realty, Inc. or NYSDEC terminates the BCA.

## Technical Assistance Grants

Technical Assistance Grants (TAGs) are a citizen participation tool available to eligible community groups to increase public awareness and understanding of remedial activities taking place in their community. Eligible community groups may apply to receive grants for up to \$50,000 per eligible site. There is no matching contribution required on the part of the grant recipient. Eligible community groups can use a TAG to help the community affected by a remediation project understand existing environmental data developed about the Site, comment on site remedial activities and proposals, and share information about the project with the public. To be eligible, a community group must be incorporated as a not-for-profit corporation under section 501(c)(3) of the Internal Revenue Code. The group must also certify that its membership represents the interest of the community affected by the Site, and that its members' health, economic well-being or enjoyment of the environment are potentially threatened by the Site.

## Next Steps

A public meeting will be held to discuss the upcoming investigation of the Site (please see the front page of this fact sheet for details). NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RIWP. The approved RIWP will be placed in the document repository (see below). After the RIWP is approved, D&E Realty, Inc. may proceed with the remedial investigation. It is estimated that the remedial investigation will take approximately 6 months. The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation. NYSDEC will keep the public informed during the investigation and remediation of this Site.

## Background

The 64<sup>th</sup> Street site is 0.23 acres in area and is bordered on the south by Acme Metal Cap Corp., on the north and west by Toyota Queensboro Car Dealership, and on the east by 64th Street. The Site is currently owned by D & E Realty, Inc. and is used to store taxi cabs and auto parts. In addition, the Site is paved and secured with a chain-link fence. The surrounding parcels are currently mixed use, including a combination of industrial, residential and commercial. The closest residential area is believed to be on 61<sup>st</sup> Street.

Preliminary soil and groundwater investigation work was performed on the Site by an adjacent property owner. The preliminary investigation results revealed elevated soil and groundwater contamination at the Site.

The eligibility review was completed and the application approved. A BCA was executed on September 4, 2008.

## FOR MORE INFORMATION

### Document Repository

Local document repositories have been established at the following locations to help the public to review important project documents. These documents include the draft RIWP and the application to participate in the BCP accepted by NYSDEC:

Business, Science and Technology Division  
Queens Borough Public Library  
89-11 Merrick Boulevard  
Jamaica, NY 11432  
Tel: (718) 990-0700  
Hours:

Mon to Fri	10:00 am – 9:00 pm
Sat	10:00 am - 5:30 pm
Sun	12:00 pm – 5:00 pm

Community Board 2  
43-22 50<sup>th</sup> Street  
Woodside, NY 11377  
Tel: (718) 533-8773  
Email: [qn02@cb.nyc.gov](mailto:qn02@cb.nyc.gov)

## Who to Contact

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

### Project Related Questions

Javier Perez-Maldonado  
NYSDEC

Division of Environmental Remediation  
Remedial Bureau B, Section B  
625 Broadway, 12th Floor  
Albany, NY 12233-7016  
Phone: (518) 402-9774 or  
1-888-212-9586  
Email: [jxperez@dec.state.ny.us](mailto:jxperez@dec.state.ny.us)

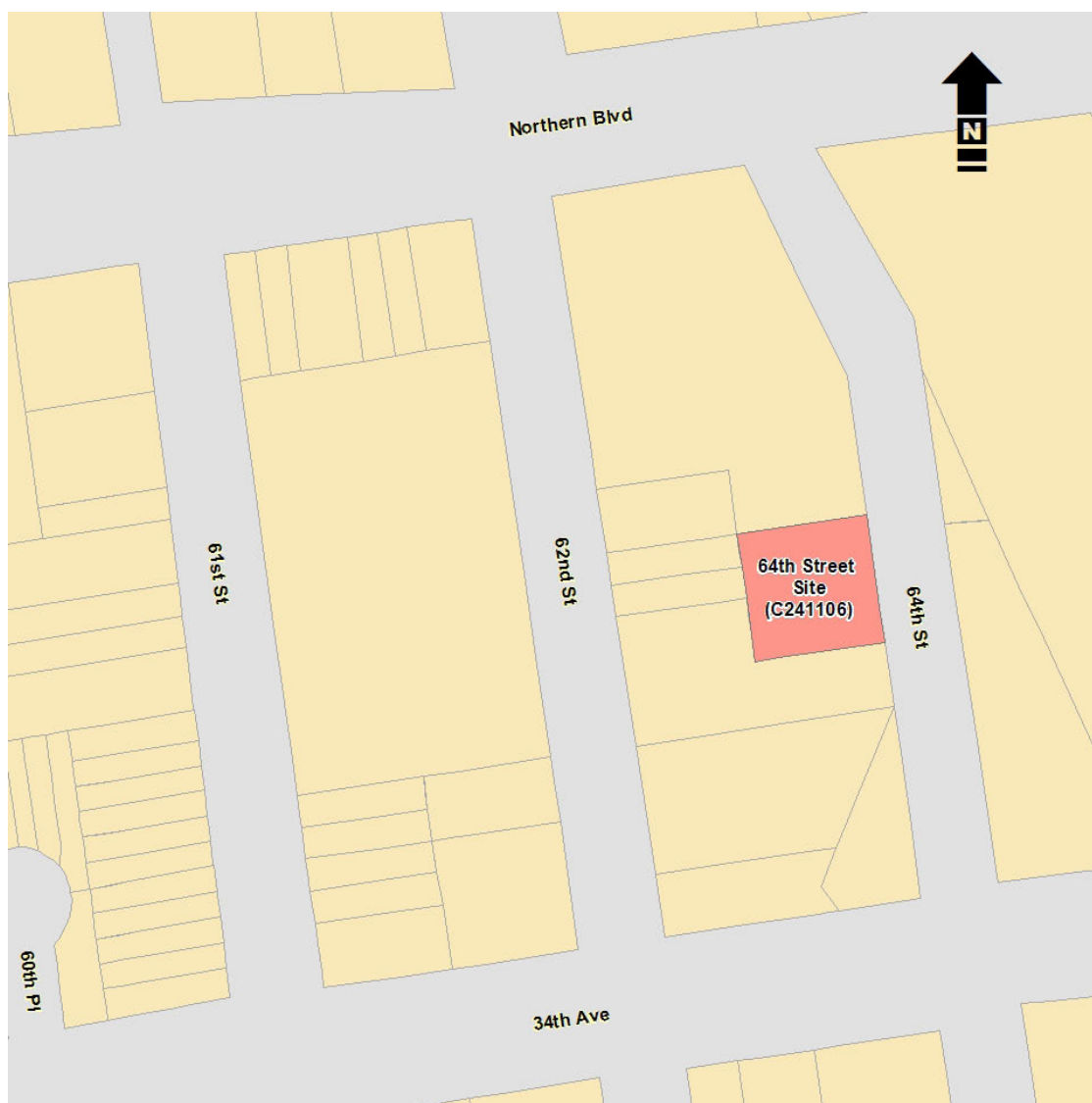
### Site-related Health Questions

Christopher M. Doroski  
NYSDOH

Bureau of Environmental Exposure Investigations  
Flanigan Square  
547 River Street  
Troy, NY 12180-2216  
(518) 402-7860 or  
1-800-458-1158 Ext 27860

## Contact List

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.



**Site Location Map**