

DEC Invites You to Sign Up With the Contaminated Sites Email Listserv!

You may have interest in receiving information about the following contaminated site:

Site Name: 34-11 Beach Channel Drive
DEC Site #: C241141
Address: 34-11 Beach & Far Rockaway Blvd
Far Rockaway, NY 11691
County: Kings



DEC's Division of Environmental Remediation (DER) distributes information about the investigation and cleanup of contaminated sites *electronically by email*.

To receive site information, you must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

Simply follow the web link above to the DER listserv sign-in page and follow the instructions. It's quick, it's easy, and it will help to keep you informed.

If “paperless” is not an option for you, call or write to the DER project manager below. Indicate that you need to receive paper copies of fact sheets about the site through the Postal Service. The option to receive paper is available to households only. Groups, organizations, businesses, and government entities are assumed to have email access.

Alicia Barraza
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12 Floor
Albany, NY 12233-7016
Tel: 518-402-9690
Email: aabarraz@gw.dec.state.ny.us

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: 34-11 Beach Channel Drive
DEC Site #: C241141
Address: 34-11 Beach & Far Rockaway Blvd
Far Rockaway, NY 11691

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 34-11 Beach Channel Drive site ("site") located at 34-11 Beach & Far Rockaway Blvd, Far Rockaway, Queens County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Alprof Realty LLC and VFP Realty LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **May 22, 2013** through **June 20, 2013**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

There is groundwater and soil vapor contamination at the site, mostly from chlorinated volatile organic compounds (CVOCs). Significant activities completed to date include:

- * In 2004, 13,882 tons of petroleum contaminated soil, 12,430 gallons of petroleum mixed with groundwater, and 418.3 tons of soil impacted with trichloroethene (TCE) were removed from the off-site property that is adjacent to the eastern boundary of the site.
- * An investigation in 2008 at the east corner of the site detected CVOCs in all groundwater samples, most above the groundwater standard.
- * In 2012, a soil, groundwater and soil vapor investigation was completed downgradient of the

off-site adjacent property. High concentrations of CVOCs were detected in most of the groundwater samples at shallow and intermediate depths. Soil vapor samples had high concentrations of CVOCs, especially at locations downgradient of the adjacent property.

Additional investigation is proposed to further evaluate the nature and extent of CVOC contamination and the historic fill at the site.

- * Soil sampling at six on-site locations and one off-site location.
 - * Six well clusters on-site to define the vertical and lateral extent of groundwater contamination migrating on-site from the adjacent property.
 - * Three well clusters off-site, across from Beach Channel Drive, to assess the vertical and lateral extent of groundwater impacts extending west-northwest of the site.
 - * One soil vapor sampling point off-site, west-northwest of the site, to assess potential off-site impacts in the direction of plume migration. Two soil vapor sampling points southeast of the site to assess potential off-site vapor impacts.
 - * Completion of a Qualitative Human Health Exposure Assessment.
- This investigation and completion of a report will take approximately one year.

Additional Details

Significant adverse effects to traffic, noise, and/or air quality are not anticipated to result during investigation activities. There will be provisions for traffic management, noise and air quality monitoring, and mitigation measures to avoid negative impacts. The head of Norton Basin is located approximately 500 feet north-northwest of the site. Impacts to this body of water are not anticipated as it is located cross-gradient from the documented direction of groundwater flow (west).

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The 34-11 Beach Channel Drive site is located in a commercial area at Beach Channel Drive and Far Rockaway Blvd. in Queens. It is 0.85 acres composed of two separate parcels and is bounded by Far Rockaway Blvd to the north, Beach Channel Drive to the west and Rockaway Expressway to the south. The property to the east of the site is currently vacant.

Site Features:

The site consists of two one-story temporary buildings that are connected and a vacant lot. The buildings do not contain basements. The total area of the buildings is approximately 11,500 square feet and they are situated on a plot of land approximately 17,500 square feet in area. An asphalt parking area, with three concrete pads, is located in the northern and western portions of the property.

Current Zoning/Use(s):

The site is located in an area zoned R6 with a commercial overlay district zoned C2-2. Generally, the R6 zoning designation allows for a broad range of housing development options, while the C2 overlay allows for a variety of commercial uses in the first two floors of any building. One parcel is currently vacant and the other is used for the storage of construction equipment and materials. Brooklyn Hospital is located approximately 1,500 feet east of the site and City Park is located approximately 2,250 feet to the northeast of the site.

Site Geology and Hydrogeology:

The topography of the area is generally level (10 feet above mean sea level). Soils at the site consist of grey, orange and tan fine sand. The subsurface below the site consists of unconsolidated sediments of the Upper Glacial formation to a depth of approximately 100 feet below ground surface. The major aquifer systems beneath the site are the unconsolidated Upper Glacial and Jameco aquifers of the Pleistocene Series and the Magothy and Lloyd Aquifers of the Cretaceous Series. The Upper Glacial and Jameco aquifers are separated by the Gardiners clay. The Magothy and Lloyd Aquifers are separated by the Raritan confining unit. Bedrock beneath the subject property is approximately 1,200 feet bgs. The regional direction of groundwater flow beneath the site is undetermined but local groundwater flow was determined to be towards the northwest. The closest body of water is the North Basin located about 350 feet northwest of the site. Groundwater is not used as potable water in the county. Groundwater in the vicinity of this site is not located near a wellhead protection or groundwater recharge area.

At Lot 24 fill was encountered from ground surface to a depth of approximately 5 feet below grade. Gray fine to coarse sand is approximately 16 feet below grade. A 7-foot gray to black organic clay layer is below the sand layer. Under the shallow clay, a layer of gray fine to coarse sand extends to a depth of approximately 35 feet below grade. Dark gray clay is below the immediate sand layer.

Historical Use(s):

Lot 14 was historically operated as an automotive service and gasoline filling station from the 1930's until the mid 1980's. Underground storage tanks (UST's) filled with concrete were identified at this parcel. A 1987 map shows Lot 14 contained ten commercial units. Presently, Lot 14 has some remnants of the former gasoline station, including deteriorated pavement and building slab. It is used for temporary storage of construction equipment and materials including roll-off containers. The only structure on Lot 14 is a temporary building. Lot 24 never had any operations and has been vacant land except for recent storage of mobile office trailers, construction equipment and materials.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C241141>

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** 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>

FOR MORE INFORMATION

Where to Find Information

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

Far Rockaway Branch
Attn: Queensborough Public Library
1637 Central Avenue
Far Rockaway, NY 11691
phone: (718) 327-2549

Who to Contact

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

Project Related Questions

Alicia Barraza
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9690
Email: aabarraz@gw.dec.state.ny.us

Site-Related Health Questions

Bridget Callaghan
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room 178
Albany, NY 12237
Tel: (518) 402-7860
Email: BEEI@health.state.ny.us

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.

Receive Site Fact Sheets by Email

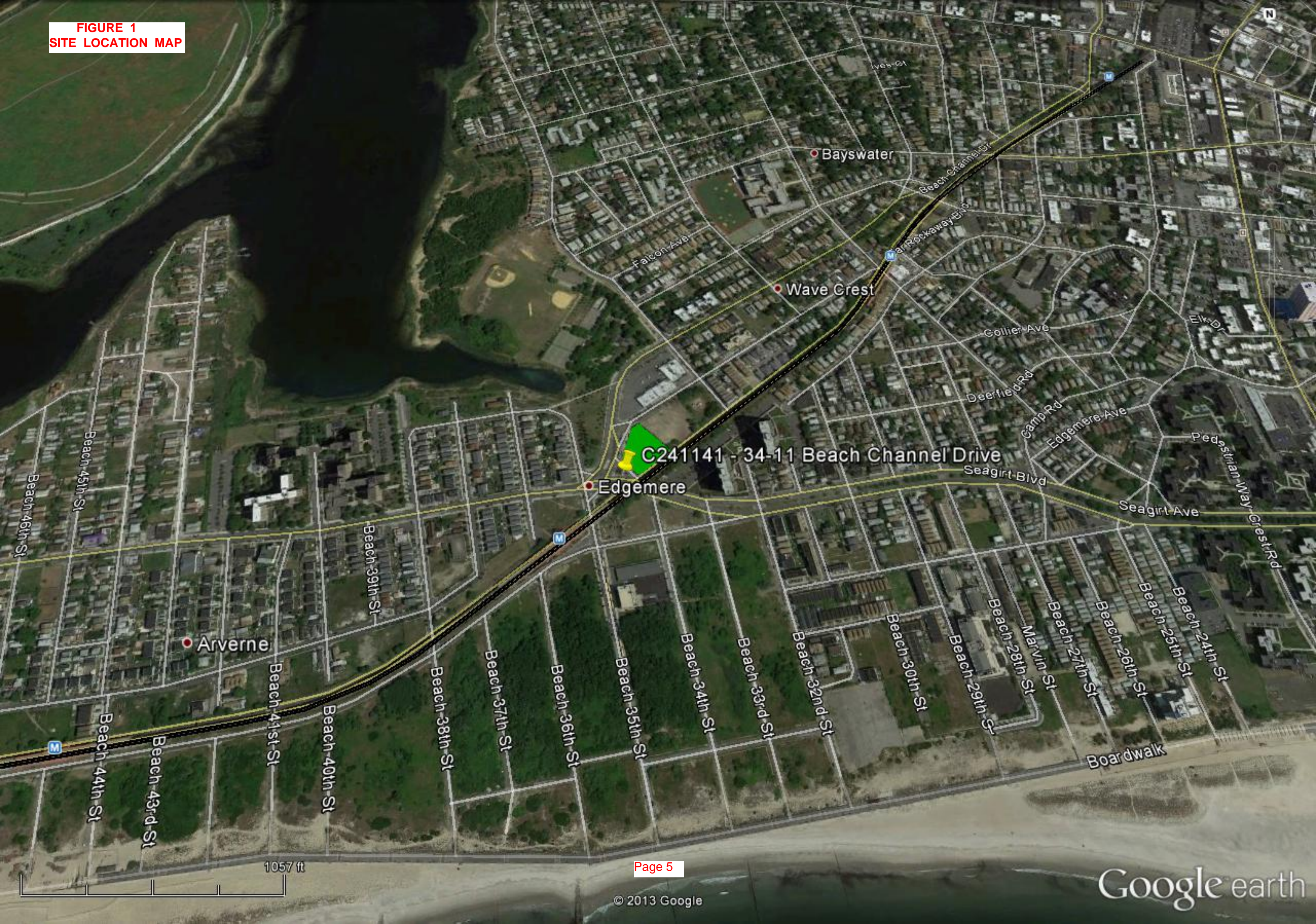
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better 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 already have signed up and received this fact sheet electronically.

FIGURE 1
SITE LOCATION MAP





0' 100' 200'
APPROXIMATE SCALE

SOURCE: GOOGLE EARTH 11/5/2012

FPM GROUP

FIGURE 2
SITE LOTS

34-11 BEACH CHANNEL DRIVE SITE
FAR ROCKAWAY, QUEENS, NEW YORK

Drawn By: H.C. | Checked By: B.C. | Date: 1/8/13