NEW YORK STATE | Department of Environmental Conservation

July 2015

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

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 34-11 Beach Channel Drive site ("site") located at 34-11 Beach & Far Rockaway Blvd, Far Rockaway, Queens County under New York State's Brownfield Cleanup Program. 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."

The cleanup activities will be performed by Alprof Realty LLC and VFP Realty LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

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 cleanup action for the site includes the following.

1. Removal of the underground storage tank (UST) previously identified at Lot 14, and remediation of any grossly contaminated soil and groundwater resulting from leakage of the UST.
2. Excavation of top two feet of soil throughout the site that exceeds the Restricted Residential Use Soil Cleanup Objectives (RRUSCO). This includes all grossly contaminated soil. Confirmation sampling will be conducted to confirm compliance with the RRUSCOs. Areas not occupied by new building slab with be backfilled with two feet of clean soil.
3. Construction of a site cover consisting of buildings, pavement and sidewalks where the upper two feet of exposed soil exceeds the RRUSCOs. The soil cover will be a minimum of two feet of clean soil. It will be placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetation layer.
4. Implementation of a chemical oxidant injection program (sodium permanganate) to address the deeper contamination in soil and groundwater.
5. Installation a sub-slab depressurization system (SSDS), or similar engineered system, for any future buildings constructed at the site, to prevent migration of vapors into the buildings from soil and/or groundwater. This also includes areas that are only occasionally occupied.
6. Implementation of Institutional Controls (ICs) in the form of an environmental easement (EE) that:
   a. requires periodic certification of the ICs and ECs;

b. allows for restricted residential, commercial and industrial uses at the site, subject to local zoning laws;
c. restricts use of site groundwater as source of potable or process water, without proper treatment as determined by NYSDOH or County DOH; and
d. requires compliance with the Department approved Site Management Plan (SMP).

7. Implementation of a SMP for the site that includes, at a minimum:
   a. ICs and ECs Control Plan;
   b. Excavation Plan;
   c. Monitoring Plan; and
   d. Operation and maintenance (O&M) Plan.

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.

Next Steps
After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report 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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report 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 Certificate of Completion.

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

Site Features:
Currently, there are no buildings located at the Site (lots 14 and 24). Lots 14 and 24 are used for temporary storage of construction equipment, materials, trailers, dumpsters and roll off containers. No storm drains, catch basins, or operational underground utilities are known to be present at the site.

Current Zoning and Land Use(s):
The site is located in an area zoned R6 (residential) 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. Currently, one lot is used for storage of construction equipment and materials and the other lot is vacant. Future land use at the site is anticipated to be mixed use buildings (residential and commercial-retail).

Past Use(s) of the Site:
Lot 14 was historically operated as an automotive service and gasoline station from the 1930's until the mid-1980s. Underground storage tanks (UST's) filled with concrete were identified at this lot. 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 a building slab. Lot 24 never had any operations and has been vacant land except for recent storage of mobile office trailers, construction equipment and materials.

Site Geology and Hydrogeology:
The topography of the area is generally level (8 feet above mean sea level). The site surface has been modified from its original configuration (former marsh with an elevation near sea level) by the placement of fill from the late 1800s to the 1900s. Fill at the site consists largely of native sand. Soils underneath the fill consist of grey, orange and tan fine sand. Subsurface soils at the site consist 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.
Depth to groundwater at the site is 5 to 10 feet bgs. The regional direction of groundwater flow is undetermined but local groundwater flow was determined to be towards the west-northwest. The groundwater flow velocity in the shallowest groundwater was estimated at 0.2 feet per day, and the flow velocity decreases downward to an estimated 0.005 feet per day in the deeper portion of the Upper Glacial Aquifer. 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 the site is not located near a wellhead protection or groundwater recharge area.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/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 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
518-402-9690
alicia.barraza@dec.ny.gov

Site-Related Health Questions
Bridget Boyd
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room 178
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

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.

SITE LOCATION