



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 Completed at Brownfield Site

Action has been completed to address the contamination related to the 34-11 Beach Channel Drive site ("site") located at 34-11 Beach & Far Rockaway Blvd, Far Rockaway, Queens, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

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

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

The cleanup activities were performed by Alprof Realty LLC and VFP Realty LLC and Rockaway Seagirt Commercial LLC, Rockaway Seagirt GP LLC, Rockaway Seagirt Limited Partnership, and Beach Channel Senior Partners LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

1. Removal of the Underground Storage Tanks (USTs) previously identified at Lot 14, and remediation of any grossly contaminated soil and groundwater resulting from leakage of the USTs.
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 will be backfilled with two feet of clean soil.
3. There will be a site cover consisting of buildings, pavement and sidewalks where the upper two feet of exposed soil exceeds the RRUSCOs. 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. Any future on-site buildings constructed at the site will require a Sub-Slab Depressurization System (SSDS), or similar engineered system, to prevent migration of vapors into the buildings from soil and/or groundwater. This includes areas that are only occasionally occupied.

6. Institutional Controls (ICs)* in the form of an environmental easement (EE) that:
 - a. requires periodic certification of the ICs and Environmental Controls (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 NYCDOH; and
 - d. requires compliance with the Department approved Site Management Plan (SMP).

*An *Institutional Control* is a non-physical restriction on use of the site, such as an environmental easement, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *Engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
7. SMP for the site that includes, at a minimum:
 - a. ICs, ECs Control Plan*;
 - b. Excavation Plan;
 - c. Monitoring Plan; and
 - d. Operation and maintenance (O&M) Plan.

* An *IC/EC Control Plan* includes provisions for the management and/or inspection of the institutional and engineering controls identified at the site.

Next Steps

When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion (COC) which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a COC. 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 COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location:

The 34-11 Beach Channel Drive site consists of 0.835 acres, divided into two lots (Lot 14 and Lot 24). It is bounded by Far Rockaway Boulevard to the north, Beach Channel Drive to the west, Rockaway Expressway to the south, and a vacant lot to the east (Lot 29).

Site Features:

The site is relatively flat and close to the coast. A new 7-story, mixed use building is being constructed. The majority of the site will be covered by building, asphalt pavement and sidewalks. The closest body of water is the North Basin located about 350 feet northwest of the site.

Current Zoning and Land Use(s):

The site will be used for residential and commercial uses. It is in an urban area zoned R6 (residential) with a commercial overlay district zoned C2-2. 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. Properties surrounding the site include a park, commercial and residential properties and a vacant lot.

Past Use(s) of the Site:

Lot 14 historically operated as an automotive service and gasoline station from the 1930's until the mid-1980s. USTs filled with concrete were identified at this lot. A 1987 map shows Lot 14 contained ten commercial units at that time. 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:

Subsurface soil below the building being constructed consists of silty non-native fill to approximately two feet below the slab. The fill material is underlain by a medium sand to at least 16 feet below the sidewalk grade. A discontinuous clay zone is present beneath the sand to a depth of 22 feet. Another sand layer is present beneath the shallower clay zone to a depth of approximately 35 feet, followed by a second clay layer. Depth to groundwater is about 5 to 10 feet bgs. Groundwater flow direction is 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. Groundwater in the vicinity of the site is not located near a wellhead protection or groundwater recharge area.

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 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.

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

Queens Community Board #14
1931 Mott Avenue
Room 311
Far Rockaway, NY 11691
Phone: (718) 471-7300

Who to Contact

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

Project-Related Questions

Alicia Barraza
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9690
Email: 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
Tel: (518) 402-7860
Email: BEEI@health.ny.gov

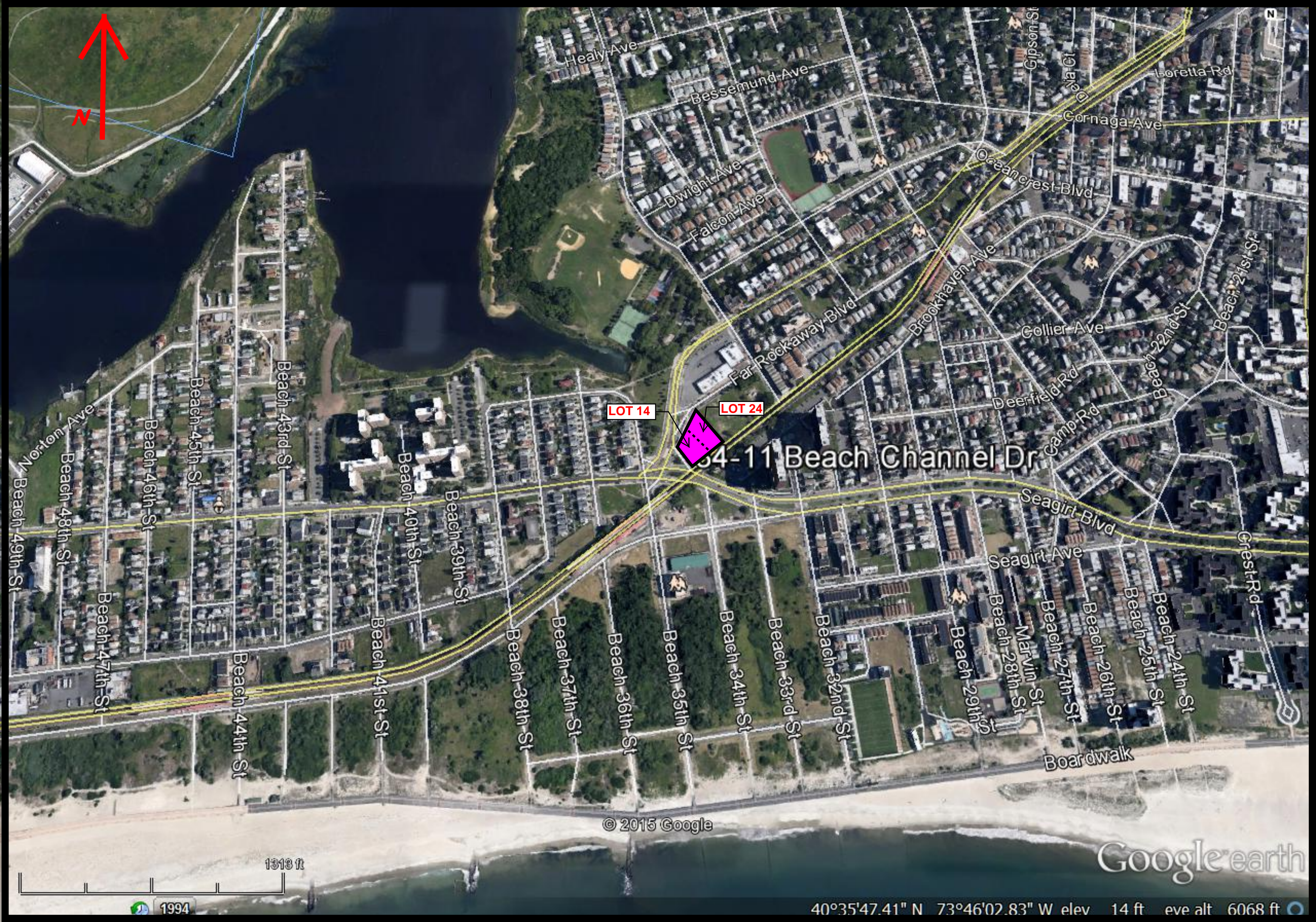
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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.



LOT 14

LOT 24

54-11 Beach Channel Dr

Norton Ave

Beach 43rd St

Beach 45th St

Beach 46th St

Beach 48th St

Beach 49th St

Beach 39th St

Beach 40th St

Beach 41st St

Beach 37th St

Beach 38th St

Beach 36th St

Beach 35th St

Beach 34th St

Beach 33rd St

Beach 32nd St

Beach 29th St

Beach 28th St

Beach 27th St

Beach 26th St

Beach 25th St

Beach 24th St

Seagirt Blvd

Seagirt Ave

Marvin St

Boardwalk

Crest Rd

Deerfield Rd

Collier Ave

Brookhaven Ave

Oceancrest Blvd

Healy Ave

Bessemund Ave

Dwight Ave

Falcon Ave

Gipson St

1st St

2nd St

3rd St

4th St

5th St

6th St

7th St

8th St

9th St

10th St

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40°35'47.41" N 73°46'02.83" W elev 14 ft eve alt 6068 ft