



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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. 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, Rockaway Seagirt Commercial LLC, Rockaway Seagirt GP LLC, Rockaway Seagirt Limited Partnership, and Beach Channel Senior Partners LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the locations identified below under "Where to Find Information."

Completion of Project

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 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 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. 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.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

1. Describes the cleanup activities completed.
2. Certifies that cleanup requirements have been or will be achieved for the site.
3. Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, 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.
4. Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Soil Management Plan
- Monitoring Plan
- Groundwater Use Restriction
- Land Use Restriction
- Institutional Control/Engineering Control Plan
- Operation and Maintenance Plan
- Site Management Plan

The following engineering controls have been or will be put in place on the site:

- Cover System
- Vapor Mitigation

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location:

The 34-11 Beach Channel Drive site consists of approximately 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. Underground storage tanks (UST's) 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
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: 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
Phone: 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.

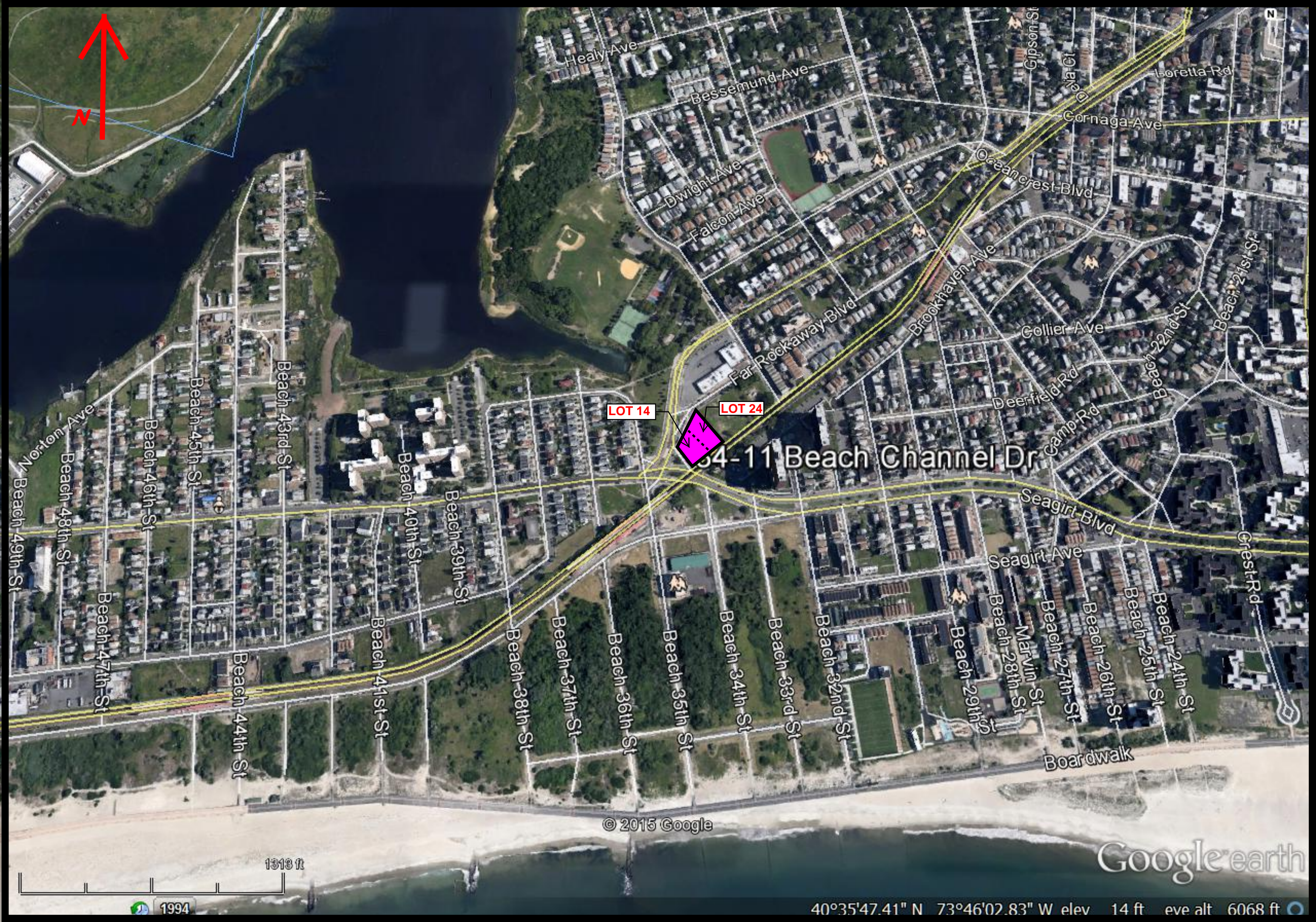
Receive Site Fact Sheets by Email

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

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