

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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

Site Name: Silver Star Motors Site
DEC Site #: C241156
Address: 37-14 36th Street
Long Island City, NY 11101

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 Silver Star Motors Site ("site") located at 37-14 36th Street, Long Island City, 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 the Brownfield Cleanup Program (BCP) applicant 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:

1) Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program.

2) Excavation

The entire footprint of the site will be excavated to a depth of approximately 12-feet below the ground surface. All on-site soils which exceed restricted-residential soil cleanup objectives (SCOs), as defined by 6 NYCRR Part 375-6.8, will be excavated and transported off-site for disposal. Approximately 8,275 cubic yards of soil will be removed from the site and properly disposed of off-site. The site will be re-graded to accommodate installation of a cover system as described in remedy element No. 4.

3) Enhanced Bioremediation

In-situ enhanced biodegradation will be employed to treat contaminants in groundwater beneath the source area and in the area downgradient of the source area. The biological breakdown of contaminants through aerobic respiration will be enhanced by the placement of an oxygen release compound (ORC), or similar material onto the floor of the excavation.

4) Site Cover

A site cover will be required to allow for restricted residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable SCOs. Where the soil cover is required it will be a minimum of two feet of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer.

5) Vapor Mitigation

The proposed underground parking structure will be designed to meet ventilation requirements of NYC Building Codes.

In the event that a sump is placed in the basement area to address an influx of groundwater the sump shall be sealed and vented to the outside of the building to address the potential for exposure to vapors generated from contaminated groundwater.

6) Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allows the use and development of the controlled property for restricted residential, commercial, and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH;
- requires compliance with the Department approved Site Management Plan.

7) Site Management Plan

A Site Management Plan is required, which includes the following:

A) An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

- Institutional Controls: The Environmental Easement discussed in remedial element No. 6 above.
- Engineering Controls: The soil cover discussed in remedial element No. 4 and vapor mitigation in remedial element No. 5 above.

B) A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- a schedule of monitoring and frequency of submittals to the Department;
- maintaining site access controls and Department notification; and
- providing the Department access to the site and O&M records.

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 site is located at 37-14 36th Street on the corner of 36th Street and Northern Boulevard in Long Island City, Queens County. There is an automobile dealership and a multi-story brick building housing multiple commercial businesses to the west; and a vacant six story building and, various commercial and light commercial/industrial businesses to the north. To the east is an automobile dealership and service center and to the south is the NYC Subway tunnel and various commercial buildings.

Site Features: The site contains an occupied 6,500 square foot one-story concrete block frame garage constructed with a concrete slab. A small area of the building has a partial basement used for the buildings heating equipment. The remainder of the site is a paved parking lot.

Current Zoning and Land Use: The site is located within the Dutch Kills sub-district within the Special Long Island City district and is currently used as an automobile repair facility. Further, the site is zoned M1-3/R7X which is a Special Long Island City Mixed Use district that allows a combination of commercial and residential uses at the same site.

Past Use of Site: The site has been used by several companies, including a gasoline service station, an automotive repair shop, carwash and an automobile dealership.

Site Geology and Hydrogeology:

The site is underlain by the following three generalized units (in order descending with depth): 1) urban/historic fill, 2) poorly-sorted fine to coarse sands and gravel with intermittent silt and clay, and 3) bedrock. Based on the regional geology, bedrock is anticipated to be approximately 75 to 100 feet below the ground elevation.

Site topography is generally flat, with a slope to the west. The approximate average elevation of the site is 23 feet above mean sea level. The nearest water body is the East River which is located 1.18 miles to the west of the site.

Groundwater has been encountered between 10 and 14 feet below ground surface. The groundwater flow direction was calculated to be from northeast toward the southwest.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C241156>

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.

Queens Library, Court Square Branch
25-01 Jackson Avenue
Long Island City, NY 11101
phone:
(amckenna@queenslibrary.org)

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37550.html>

Who to Contact

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

Project Related Questions

Charles Post
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9793
chpost@gw.dec.state.ny.us

Site-Related Health Questions

Justin Deming
New York State Department of Health
BEEI Empire State Plaza, Corning Tower, Room
1787
Albany, NY 12237
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*.

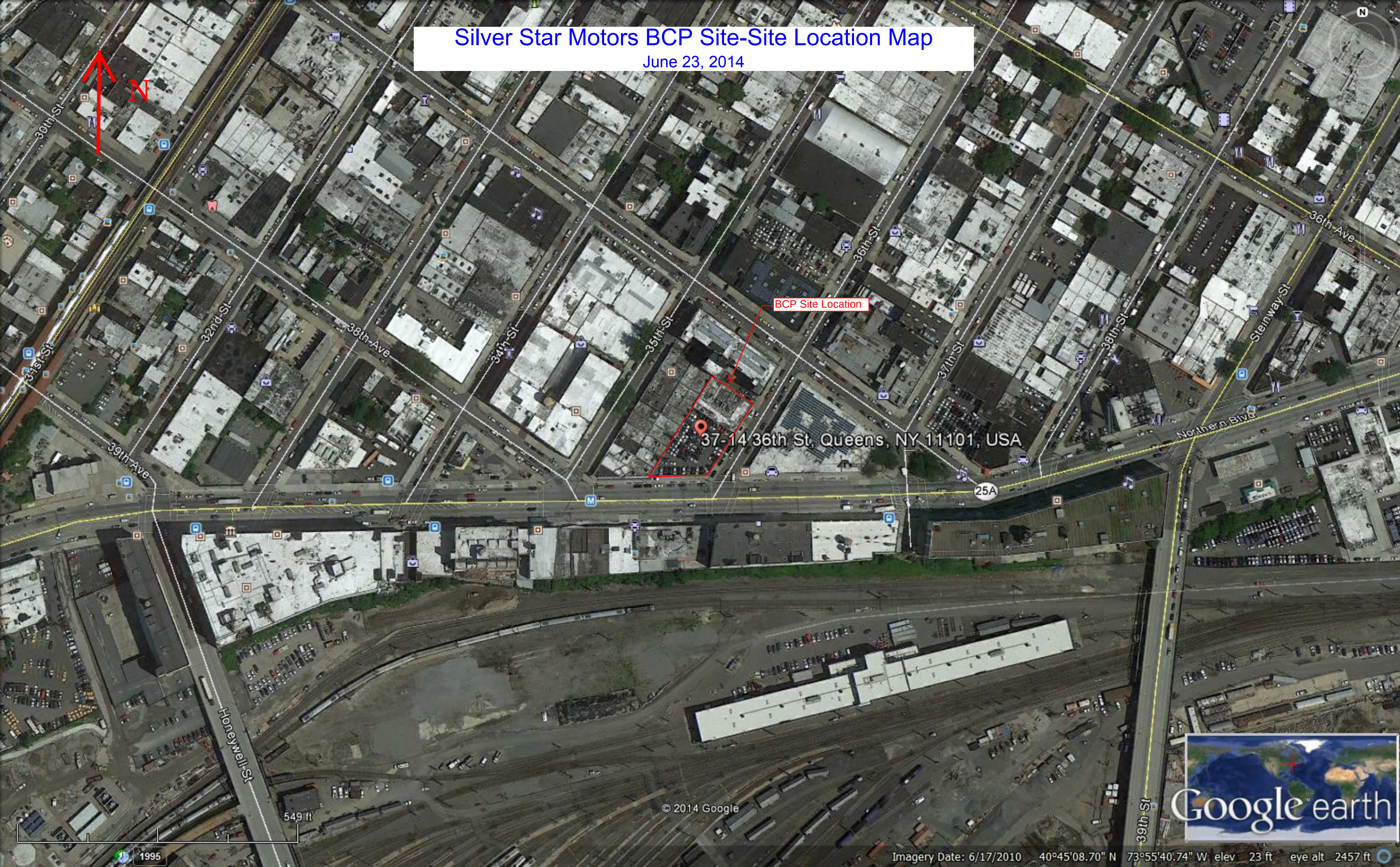


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

Silver Star Motors BCP Site-Site Location Map

June 23, 2014



BCP Site Location

37-14 36th St, Queens, NY 11101, USA



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Imagery Date: 6/17/2010 40°45'08.70" N 73°55'40.74" W elev 23 ft eye alt 2457 ft