



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 131-05 & 131-15 Fowler Avenue
DEC Site #: C241161
Address: 131-05 & 131-15 Fowler Avenue
Flushing, NY 11355

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 131-05 & 131-15 Fowler Avenue site ("Site") located at 131-05 & 131-15 Fowler Avenue, Flushing, NY under New York State's Brownfield Cleanup Program (BCP). 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 131-05 Holding 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:

1. Excavation and off-site disposal of contaminated soil characterized as above Unrestricted Use Soil Cleanup Objectives (UUSCOs) to achieve a Track 1 remediation. The excavation includes removal of approximately 9,180 cubic yards of contaminated soil to a maximum depth of 30 feet below ground surface (bgs) within the perimeter of the Site;
2. During excavation, any Underground Storage Tank (UST) and other possible sources of contamination will be removed;
3. Clean fill meeting the requirements of Part 375-6.7(d) may be brought in to complete backfilling of the excavation and establish the designed grades at the Site;
4. Short-term groundwater in-situ chemical treatment will be used to treat Chlorinated Volatile Organic Compounds (CVOCs) contamination in site groundwater;
5. Dewatering of the Site to allow excavation up to 10 feet below the water table and treatment of the extracted groundwater; and
6. Collect "endpoint" samples after excavation to evaluate the effectiveness of the remedy.

If Track 1 cleanup cannot be achieved at the Site, a Track 4 cleanup will be implemented at the Site, which consists of items 1-5, above, plus installation of a composite cover system

consisting of a concrete building slab, a Site Management Plan (SMP) for long-term maintenance of the engineering controls, and an Environmental Easement for the Site to ensure implementation of the SMP and allowing the use and development of the controlled property for restricted-residential uses. Also, vapor mitigation will be accomplished by the ventilation of the proposed basement parking garage.

Next Steps

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

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 fact sheet that describes the content of the FER 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 COC.

Background

Location: This is located at 131-05 and 131-15 Fowler Avenue in the Flushing section of Queens, on Block 5076 Lot 31.

Site Features: The Site consists of approximately 0.53 acres. The Site is improved with two connected single-story concrete block buildings with basements. The buildings are currently vacant. Concrete sidewalks are located adjacent to the north, south and east of the buildings.

Current Zoning and Land Use: The Site is in C2-6A districts which are commercial districts that are predominantly residential in character. The Site is proposed for mixed-use residential and commercial. The Site is surrounded by recreational, residential and commercial properties. Current uses of adjoining properties include retail facilities to the north; a mixed use of commercial and residential buildings to the east; recreational facilities to the south; and a retail factory and metal working facility to the west.

Past Use of the Site: The subject Site was initially developed as early as the late 1800s and utilized as a residence through at least the 1930s. The existing buildings were constructed by the 1950s after which the site was occupied by Radio Filter which manufactured radio frequency

interface filters from the building construction through the 1980s. In 2000, 131-15 Fowler Avenue was occupied by a dental laboratory. The buildings were occupied by furniture outlets (western building) and a sewing factory (eastern building) through December 2014. The western building was vacated in December 2014 and the eastern building in June 2015.

Site Geology and Hydrogeology: The Site is underlain by fill material consisting of yellowish-brown to grey, coarse to fine sand with varying amounts of silt and gravel and occasional brick fragments extending to a depth of approximately 10 feet below existing grade. Beneath the existing fill materials, native soils consisting of yellowish-brown, coarse to fine sand with variable amounts of gravel, silt and clay were encountered to depths ranging between 65 to 70 feet below grade (bg). Beneath the sand, a natural massive clay stratum that generally consisted of brown clay with trace amounts of fines was encountered at a depth of approximately 95 feet below the existing grade. Bedrock was not encountered during the investigation, which extended to a maximum depth of approximately 102 feet below grade.

Groundwater was encountered throughout the Site at depths ranging between 18 feet bg and 20 feet bg. The Site topography is generally level. Surface water drainage is expected to flow into storm water drains located in the Site loading dock and adjacent street. The groundwater flow direction is generally toward the southeast.

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=C241161>

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 Public Library – Flushing Branch
Attn: Donna Ciampa-Lauria
41-17 Main Street
Flushing, NY 11355
phone: 718-611-1200

NYSDEC - Region 2
47-40 21st Street
Long Island City, NY 11101
phone: 718-482-4599

Who to Contact

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

Project-Related Questions

Javier Perez-Maldonado
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-8172
Email: javier.perez-maldonado@dec.ny.gov

Site-Related Health Questions

Christopher M. Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
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.



Legend



-  Property Line
-  Excavation Area

Figure 1 Site Map

131-05 & 131-15 Fowler Avenue
Flushing, Queens County
Site No. C241161