

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

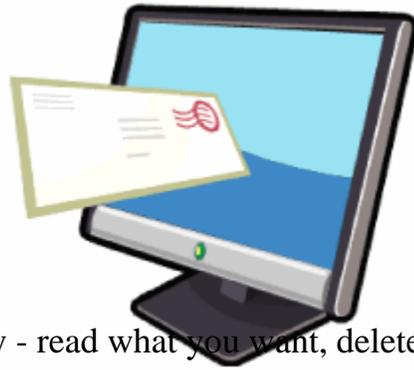
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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: 21-25 31st Street
DEC Site #: C241167
Address: 21-25 31st Street
Astoria, NY 11105

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 21-25 31st Street site ("site") located at 21-25 31st Street, Astoria, Queens County. 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."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 21-25 31 Street LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **July 27, 2015** through **August 27, 2015**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

- Further investigate and characterize the nature and extent of contamination on Site;
- Further assess the groundwater conditions at the Site and perimeter of the Site, specifically in regards to the historical location of a dry cleaners as well as along 32nd Street, which borders residential space to the southeast;

- Further assess the subsurface soil conditions below the proposed depth of excavation in areas impacted by historic fill and determine if contamination below the proposed excavation depth is a source of groundwater impacts;
- Assess the potential for Site-related soil vapor exposure by establishing on-site soil vapor conditions and to verify previous sampling results;
- Identify the extent of soil vapor impacts outside of the building footprint, specifically those from chlorinated solvents, by establishing baseline conditions along the perimeter of the Site in a northwest and southeasterly direction; and,
- Establish ambient air conditions at a location upwind of the Site.
- Confirm indoor air conditions.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located in an urban area on the east-southeast side of 31st Street, between 21st Ave and Ditmars Boulevard in Astoria, Queens County.

Site Features: The property is improved with two buildings: a larger one-and-a-half story building to the southwest and a smaller one-story building to the northeast. The buildings are connected on the first floor and have separate basements. The basement under the larger building is only partial (beneath the southeastern half of the building). A small paved and pitched asphalt parking area is located behind the smaller building.

Current Zoning and Land Use: The site is located in an R6A zoning district within a C1-3 overlay, a built-up medium density residential area allowing for commercial uses to meet local retail needs. The property is currently occupied by a retail clothing, linens and kitchenware store, ABC Superstores.

Past Use of the Site: Prior to 1970, the site was used for residential purposes. From approximately 1970 to 1991, Wonder Store operated at the site. From 1967 to at least 1983, there was a dry cleaner operating on-site. Since 2000, a retail store selling clothing, linens and kitchen wares has been located at the site.

Site Geology and Hydrogeology: The site lies at an elevation of approximately 50 feet above mean sea level. The site and surrounding area are relatively flat with a downward slope to the northeast.

Approximately 2.5 feet of historic fill material, containing sand, asphalt and brick fragments, exists beneath the paved parking area. No fill material is below the cellar level which is present across the entire building footprint. The native material is glacial till composed of cobbles and coarse sand with some silt. Till material is assumed to extend to at least the groundwater interface.

Groundwater has been measured at a depth of approximately 35 ft-bg. USGS regional groundwater flow contours indicate that groundwater flows to the north-northwest. The nearest surface waterbody, Steinway Creek, is approximately 2,100 feet east-northeast of the site.

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=C241167>

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 may 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 - Steinway Branch
Attn: Laurel Hicklin
21-45 31st Street
Long Island City, NY 11105
Phone: (718) 728-1965
(laurel.hicklin@queenslibrary.org)

Who to Contact

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

Project Related Questions

MD Hoque
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: (518)402-9475
md.hoque@dec.ny.gov

Site-Related Health Questions

Wendy Kuehner
New York State Department of Health
Empire State Plaza, Corning Tower
Albany, NY 12233
Phone: (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.

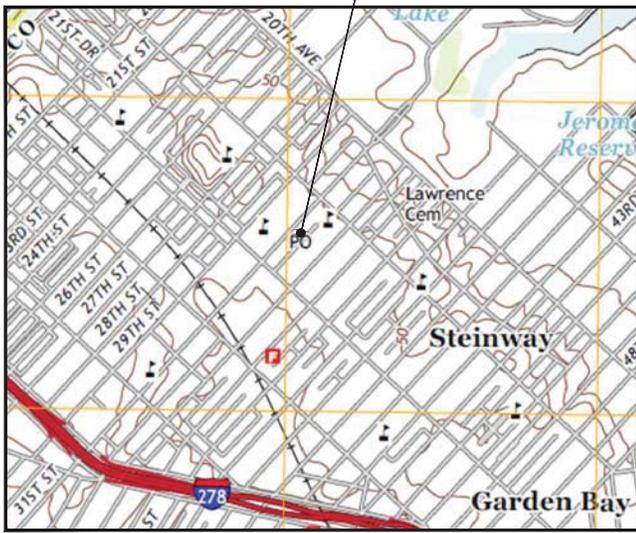
Receive Site Fact Sheets by Email

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.



RE: USGS CENTRAL PARK QUADRANGLE - NY-NJ, 2013
<http://www.usgs.gov>



RE: DEPARTMENT OF FINANCE, DIGITAL TAX MAP, 2014
<http://gis.nyc.gov/taxmap/map.htm>



RE: DEPARTMENT OF CITY PLANNING ZOLA, 2014
<http://gis.nyc.gov/doitt/nycitymap/template?applicationName=ZOLA>

CLIENT
 21-25 31st STREET
 QUEENS, NY

CONSULTANT
TENEN ENVIRONMENTAL
 TENEN ENVIRONMENTAL, LLC
 21-25 31st Street
 New York, NY 10001
 D: 646-606-2332
 F: 646-606-2373

DRAWN BY	JJM
CHECKED BY	MC
DATE	APRIL 2014
SCALE	AS NOTED
DRAWING TITLE	SITE LOCATION
DRAWING NO.	FIGURE 1