



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** 21-25 31<sup>st</sup> Street

**DEC Site #:** C241167

**Address:** 21-25 31<sup>st</sup> Street, Astoria, NY 11105

Have questions?  
See  
"Who to Contact"  
Below

### Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to 21-25 31<sup>st</sup> Street ("site") located at 21-25 31<sup>st</sup>, Astoria, NY 11105. 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 and funded by 21-25 31<sup>st</sup> Street LLC ("applicant") with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health/ or the environment.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C241167>

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **June 21, 2017** through **August 5, 2017**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location 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.

The remedy being proposed was determined to be protective of human health and the environment, taking into consideration the current, intended, and reasonably anticipated future use of the property.

#### *The proposed remedy consists of:*

- Demolition of the existing on-site building;
- Excavation of soil/fill to 30 ft-bg (below ground) within the proposed building footprint;

- Excavated soil will be screened for indications of contamination including by visual means, odor and monitoring with a photoionization detector (PID);
- Disposal of impacted soils from the site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;
- Pre-design sampling and, if necessary, in-situ treatment of dissolved chlorinated concentrations in groundwater will be implemented;
- Collection and analysis of post-remedial end-point samples to document remaining concentrations of contaminants. Samples will be evaluated for attainment of Site-specific soil cleanup objectives (“SCOs”), which would support a Track 4 remedy;
- Based on the confirmation sample analytical results, an evaluation will be made whether further remediation is feasible to achieve a Track 2 remedy with soil results meeting the Part 375 Restricted Residential Use SCOs or a Conditional Track 1 remedy with soil results meeting the Part 375 Unrestricted Use SCOs;
- Collection and analysis of post-remedial soil vapor samples to determine if a Sub-Slab Depressurization System (SSDS) is required;
- Clean fill materials meeting the state, federal and local requirements will be imported to be used for backfill and cover in compliance with: (1) the Part 375-6.7(d) for handling and transport of material;
- Vapor barrier and composite cover system will be installed;
- A Final Engineering Report (FER) will be established to document the implemented remedial actions; and,
- Established of an approved Site Management Plan (SMP) for long term management of residual contamination as required by an Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, and (3) reporting; and
- A Community Air Monitoring Plan (CAMP), the Health and Safety Plan (HASP), and Soil/Materials Management Plan will be implemented during the invasive site activities to prevent or minimize potential impacts to human health and the environment.

The proposed remedy was developed by 21-25 31st Street LLC (“applicant”) after performing a detailed investigations of the site under New York State Brownfield Cleanup Program (BCP).

### ***Summary of the Investigation***

Site investigations were conducted in 2014 and 2016. Soil, groundwater, soil vapor, indoor air & ambient air samples were collected and analyzed for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides/Polychlorinated Biphenyls (PCBs). The following were determined to be contaminants of concern at the site:

- Petroleum and Chlorinated Volatile Organic Compounds (CVOCs): benzene, ethylbenzene, toluene, xylenes, and naphthalene, tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-DCE, trans-1,2-DCE;
- SVOCs, (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene and indeno(1,2,3-cd)pyrene);
- Pesticides (dieldrin);

- Metals (lead).

### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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, NY.

**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 was until recently 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 kitchenware 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 - 39 ft-bg. United States Geological Survey (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.

**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.

Queens Public Library- Steinway Branch  
Attn: Laurel Hicklin  
21-45 31<sup>st</sup> Street  
Astoria, NY 11105  
Phone: (718) 728-1965

Queens Community Board 1  
45-02 Ditmar Boulevard - LL Suite 125  
Astoria, NY 11105  
Attn: District Manager – Florence Koulouris  
Tel: (718) 626-1021

### Who to Contact

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

#### Project-Related Questions

MD Hoque  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Phone: (518) 402-9475  
Email: [md.hoque@dec.ny.gov](mailto: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  
Email: [bee@health.ny.gov](mailto:bee@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.**

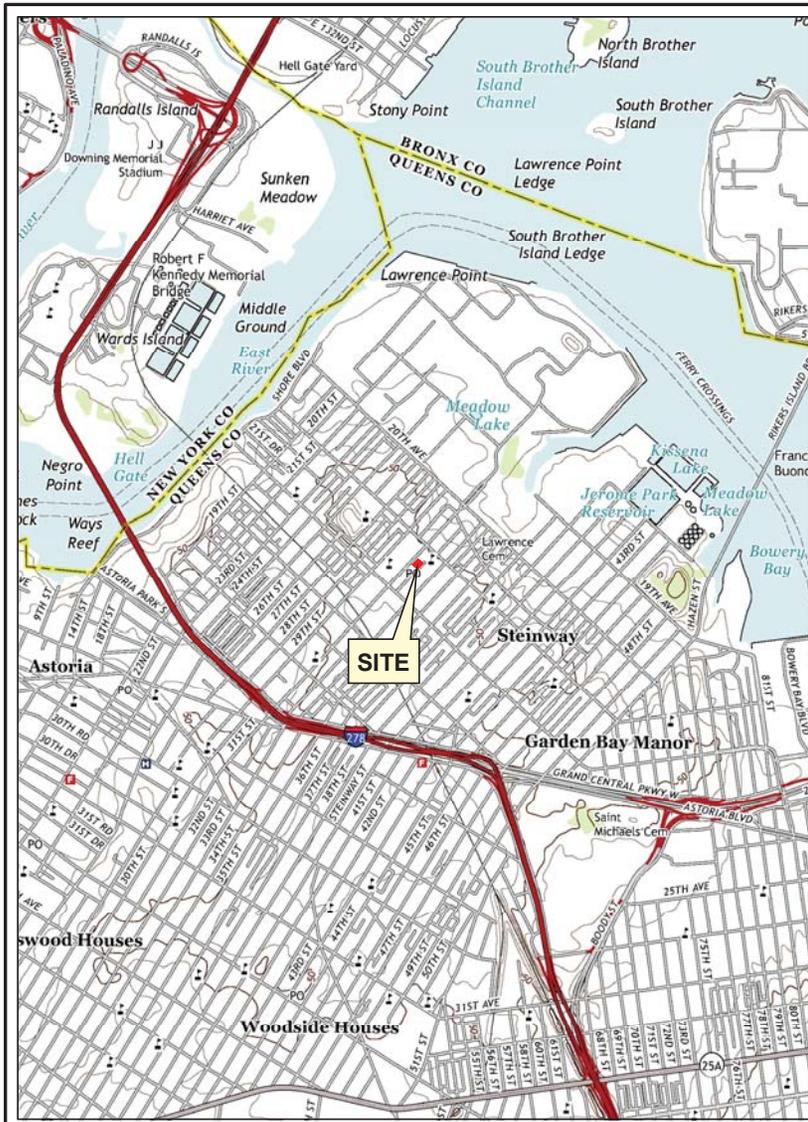
#### **Receive Site Fact Sheets by Email**

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.



Basemap: USGS Central Park - NY-NJ Quadrangle, 2013  
<http://www.usgs.gov>

Site Location



<http://gis.nyc.gov/taxmap/map.htm>

Department of Finance Digital Tax Map



**Legend**

**Land Use**

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land

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NYC Department of City Planning, Information Technology Division

Department of City Planning MapPLUTO - 2016 v2



Client		21-25 31st Street Queens, New York Block 831, Lot 20	
TEN ENVIRONMENTAL		Tenen Environmental, LLC 121 West 27th Street Suite 702 New York, NY 10001 C: (646) 606-2332 F: (646) 606-2379	
Drawn By	LM	Checked By	MC
Date	March 2017	Scale	As Noted
Drawing Title		Site Location Map	
Drawing No		Figure 1	

**Site Address:**  
21-25 31st Street  
Astoria, NY 11105

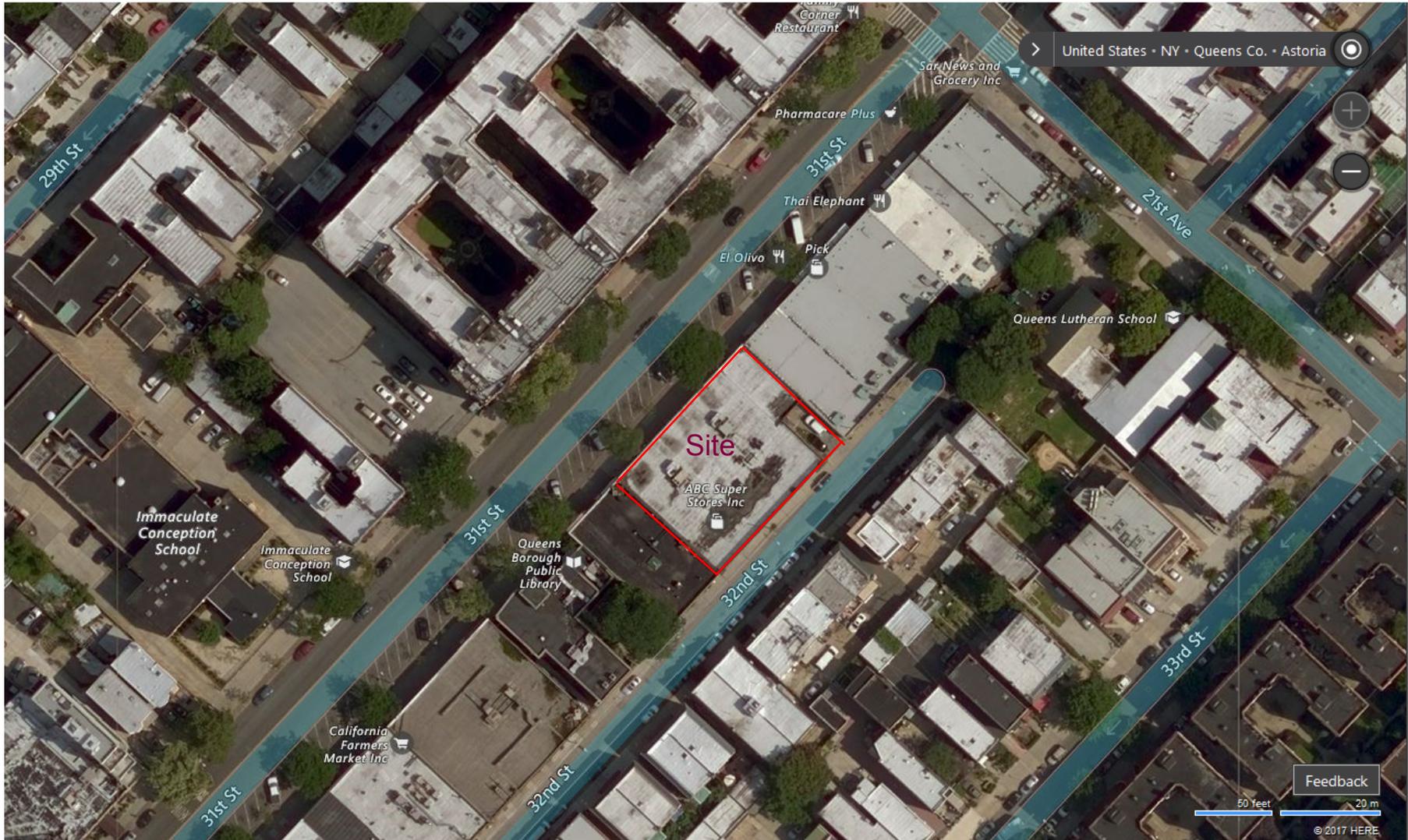


Figure 1a- Site Location Map