



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

Cleanup Action to Begin at Brownfield Site

Action is anticipated to begin this Fall that will address the contamination related to the 21-25 31st Street site ("site") located at 21-25 31st Street, Astoria, 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 21-25 31 Street 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:

- The on-site building will be demolished;
- Excavation of soil/fill to 30 feet below ground surface 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 material 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 will be conducted to address the groundwater;
- Post-remedial end-point samples will be collected to document remaining concentrations of contaminants. Samples will be evaluated for attainment of soil cleanup objectives ("SCOs"), which would support a Track 4-Restricted-residential use cleanup 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 restricted residential SCOs.
- Post-remedial soil vapor samples will be collected to determine if a sub-slab depressurization system (SSDS) is required;
- A Community Air Monitoring Plan (CAMP) will be followed during the remedial activities;

- A composite cover system will be installed; and
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by an Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, and (3) reporting.

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 in an urban area on the east-southeast side of 31st Street, between 21st Ave and Ditmars Boulevard in Astoria, Queens County. The site is approximately 0.270 acres (11,762 square-feet) in area.

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. The existing buildings will be demolished and a new mixed-use building will be constructed on site.

Current Zoning and Land Use: The area where the site is located is zoned as an R6A district within a C1-3 overlay, a built-up medium density residential area allowing for commercial uses to meet local retail needs. The buildings are currently vacant.

Past Use of the Site: Prior to 1970, the site was used for residential purposes. From approximately 1970 to 1991, A retail chain store operated at the site. From 1967 to at least 1983, there was a dry cleaner operating on-site. From 2000 to recently, a retail store selling clothing, linens and kitchenware was 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.

The crystalline bedrock likely lies more than 100 feet below the ground surface at the Site. Groundwater approximately 35 - 39 feet below ground surface (ft-bgs). 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.

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

<http://www.dec.ny.gov/cfm/external/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 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 31st Street
Astoria, NY 11105
phone: 718-728-1965
(laurel.hicklin@queenslibrary.org)

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

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) 402-9767
Email: md.hoque@dec.ny.gov

Site-Related Health Questions

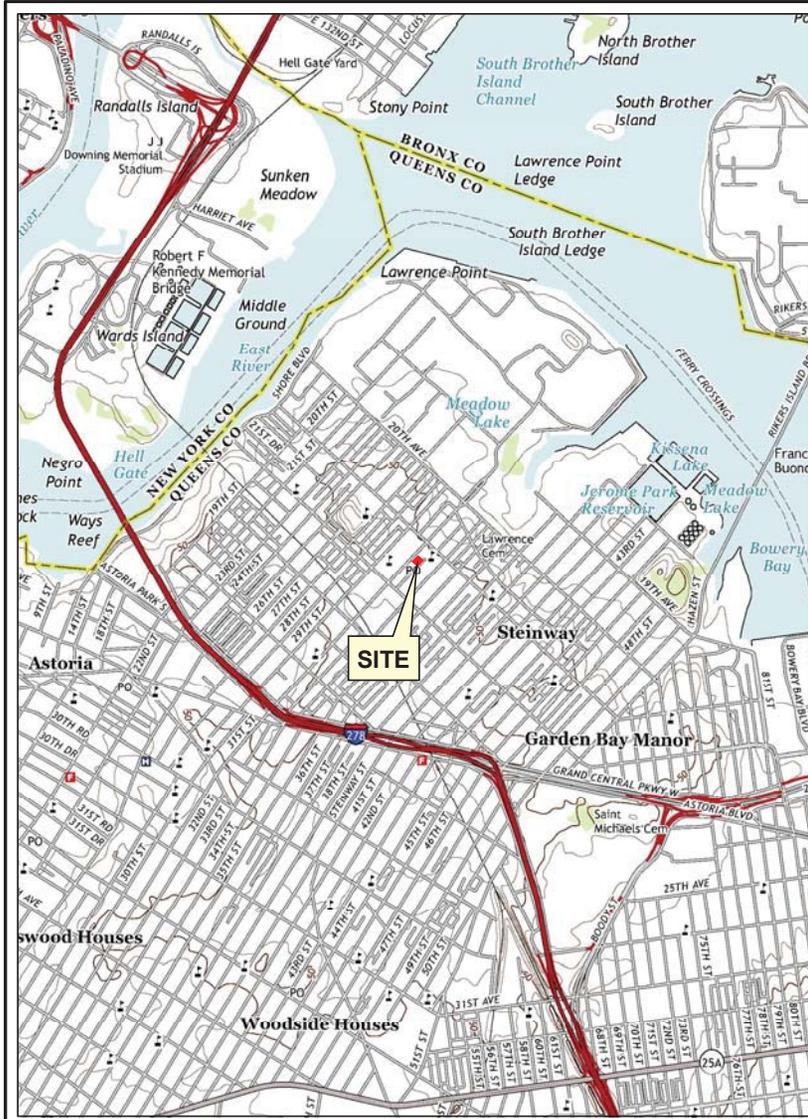
Wendy Kuehner
New York State Department of Health
Empire State Building, Corning Tower
Albany, NY 12233
Phone: (518) 402-7860
Email: BEEI@health.ny.gov

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.



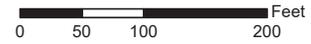
Basemap: USGS Central Park - NY-NJ Quadrangle, 2013
<http://www.usgs.gov>

Site Location



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

Department of Finance Digital Tax Map



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User

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 Figure 1	
Drawing No			

Site Address:

21-25 31st Street

Astoria, NY 11105

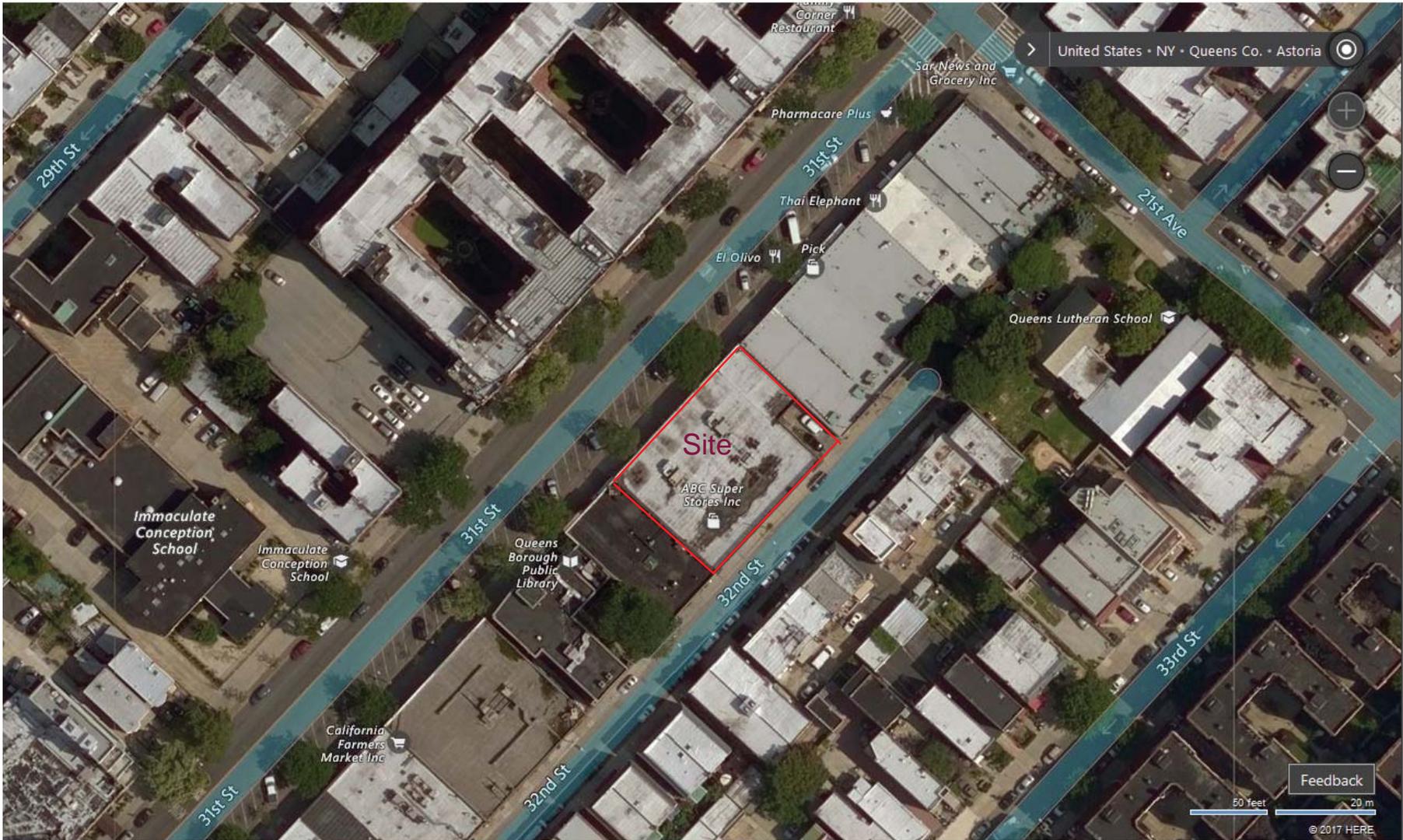


Figure 1a- Site Location Map