

(Fact Sheet Begins Next)

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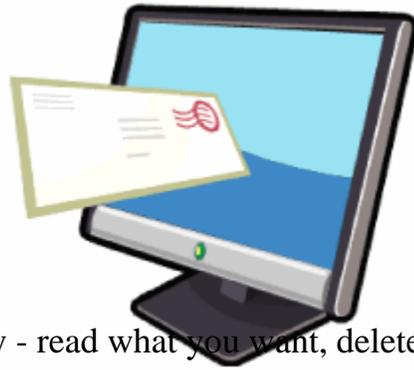
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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: 77-57 Vleigh Place
DEC Site #: C241168
Address: 77-39/63 Vleigh Place
Flushing, NY 11367

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 77-57 Vleigh Place site ("site") located at 77-39/63 Vleigh Place, Flushing, 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 Aldrich Management Co., 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 28, 2015 through August 28, 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 of contamination on the site.
To determination of the site-specific groundwater flow direction and the general characterization of those portions of the site that have yet been investigated.
Further install and sample a series of on-site soil probes, and on-site and off-site monitoring wells and soil vapor and sub-slab vapor probes to assess contaminations.
Further assess soil, groundwater and soil/sub-slab vapor conditions at the site and perimeter of the site.
Identify the extent of soil vapor impacts outside of the building footprint.

- Establish the site specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP).
- A public utility mark-out will be requested from the New York City-Long Island One-Call Center.
- 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 77-57 Vleigh Place site is located in an urban area in Flushing, Queens County. The site is bordered by Vleigh Place to the west, 77th Road to the north, 78th Ave to the south, and an apartment building to the east.

Site Features: The site consists of a one-story flat-roofed brick commercial building/retail/commercial strip mall with thirteen tenant spaces, including a dry cleaner operation. The building occupies the western portion of the site along Vleigh Place, while the rear of the building to the east consists of a partially paved parking lot.

Current Zoning and Land Use: The site is currently zoned for commercial and office use and sits within an R3-2 zoning district with a C1-2 commercial overlay. There are multiple commercial establishments on-site.

Past Use of the Site: The on-site building was constructed in 1939 and has been used as a strip retail building since it was first constructed. Past tenants include a drug store, ambulance service office, dance studio, liquor store, beauty salon, fruit store, ceramics store, vending machine store, dry cleaner, laundromat, restaurant, carpentry company, record distribution, car service, shoe repair, delicatessen, bar, dental office, ladies wear, pizzeria, bakery, stationery, and printer. Prior to development, the site was vacant land.

Site Geology and Hydrogeology: The soil in the vicinity of the Site is likely characterized as part of the Urban Land Complex: The urban land complex indicates that the predominant soil type has been disturbed and covered with an impervious layer consisting of buildings, sidewalks, streets, and other structures. No

capability sub-classifications are assigned to urban land. Based on soil borings, the soils beneath the site were identified as medium to fine grained sand with pebbles to a depth of approximately 34 feet below grade.

The depth to ground water is approximately 35.33 feet below the ground surface. Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The nearest body of surface water is Willow Lake, approximately 0.5 miles to the west of the site, which ultimately drains into Flushing Bay.

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

<http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=C241168>

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 Library - Kew Gardens Hills
Attn: Susan Wetjen
71-34 Main Street
Flushing, NY 11367

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

Dawn Hettrick
New York State Department of Health
Empire State Plaza, Corning Tower
Albany, NY 12233
Phone: (518) 402 7850
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.

