



# FACT SHEET

# Brownfield Cleanup Program

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**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

## Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 77-57 Vleigh Place site ("site") located at 77-39/63 Vleigh Place, Flushing, NY. 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."

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

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

### Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by Aldrich Management Co., LLC ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to public health or the environment due to elevated concentrations of contaminants in groundwater, soil, and soil vapor. The activities in the report have been designed to address the identified contamination and the threat posed.

### Highlights of the Remedial Investigation Report

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and pesticides. Soil vapor, sub slab vapor, indoor air and outdoor ambient air were analyzed for VOCs. The primary contaminants of concern detected in all media were tetrachloroethylene (PCE) and trichloroethylene (TCE).

**Soil** – PCE was detected at 15 of the 24 soil probe locations at the various depths, with the highest concentration of 94 parts per million (ppm) at 10 to 12 feet below ground surface in the southeast corner of the site. This concentration is above the Unrestricted Use Soil Cleanup Objective (UUSCO) of 1.3 parts per million (ppm) and the Restricted Residential Use SCO (RRUSCO) of 19 ppm. A former on-site dry-cleaning establishment was the most likely source of the PCE.

**Groundwater** - Chlorinated VOCs, primarily PCE and TCE were found in 14 of the 15 monitoring wells installed, with most on-site and off-site groundwater samples exceeding the groundwater quality standard (GQS) of 5 parts per billion (ppb). The maximum concentration of 11,000 ppb was found in the southeastern corner of the site, likely due to the overlying PCE contaminated soil.

**Soil Vapor, Sub slab vapor, and Indoor Air & Outdoor Air** – Samples collected during the RI from soil vapor points installed on and off-site identified chlorinated VOCs. These included PCE and TCE, which were detected in all on-site and most off-site soil vapor samples. PCE was the most abundant compound detected in on-site soil vapor. The contaminated soil and groundwater are the source of the PCE and TCE in the soil vapor. Sub slab vapor samples, indoor air samples, and outdoor air samples were also collected from the pre-school building at 77-40 Vleigh Place to the west and from the apartment buildings to the south and southeastern side of the site as part of supplemental RI work. Based on the results, no further action is necessary at the pre-school to the west of the site. The levels identified in the apartment buildings will require additional sampling during the upcoming heating season to confirm the original results.

### **Next Steps**

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see “Where to Find Information” below). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period. Based on the findings of the supplemental soil vapor work discussed above, interim remedial measures may also be contemplated. Such actions could include installation of sub slab depressurization systems in any structure(s) where mitigation is shown to be warranted.

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, NY. 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 is relatively flat and formerly contained a one story flat roofed building used as a retail/commercial strip mall with thirteen tenant spaces, including a dry cleaner operation. The building had a basement and occupied 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 and an unpaved area. In late 2016 the on-site building was completely destroyed due to a fire and has been demolished. Only the foundation slab and walls remain.

**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. The site is currently vacant. Surrounding parcels include residential apartment buildings to the east and south and a pre-school to the west.

Past Use of the Site: The on-site building was constructed in 1939 and has been used as a strip retail and commercial office building since it was first constructed. Past tenants included multiple retail establishments including restaurants and a dry cleaner, which is the presumed source of the on-site contamination.

Site Geology and Hydrogeology: The soil in the vicinity of the site is characterized as part of the urban land complex, which indicates that the predominant soil type has been disturbed and covered with an impervious layer consisting of buildings, sidewalks, streets, and other structures. 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 36 feet below the ground surface. Groundwater flows from the southeast to the northwest across the site based on well data, which is consistent with regional groundwater flow. 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.

**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** 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 Library - Kew Gardens Hills  
Attn: Susan Wetjen  
72-33 Vleigh Place  
Flushing, NY 11367  
phone: (718) 261-6654

Queens Community Board 8  
Attn: Matha Taylor, Chairwoman  
197-15 Hillside Avenue  
Hollis, NY 11423  
phone: (718) 264-7895

## 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  
Tel: 518-402-9767  
Email: md.hoque@dec.ny.gov

### Site-Related Health Questions

Dawn Hettrick  
New York State Department of Health  
Empire State Plaza, Corning Tower Rm. 1787  
Albany, NY 12233  
Tel: 518 402 7850  
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.



**Site Address:**

**77-57 Vleigh Place, Flushing, NY 11367**

