



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, Queens, NY 11367

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 77-57 Vleigh Place ("site") located at 77-39/63 Vleigh Place, Flushing, Queens, NY 11367. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Aldrich Management Co., 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 poses a significant threat due to elevated concentrations of chlorinated volatile organic compounds in groundwater and soil vapor.

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=C241168>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **November 15, 2017** through **December 30, 2017**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public 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.

The proposed remedy consists of:

- Excavation and/or treatment of all on-site soil/ fill contaminated with volatile organic compounds (VOCs) in excess of Protection of Groundwater soil cleanup objectives (SCOs);
- Excavation to a depth of approximately 12 feet below grade surface (bgs) throughout the

property and to 20 feet-bgs beneath the southeastern portion of the site, followed by post-excavation end point sampling to confirm that the SCOs have been achieved;

- Installation of a soil vapor extraction (SVE) system beneath the southeastern portion of the property to prevent VOC contaminated soil vapor entering the new building and to prevent off-site migration;
- Implementation of a groundwater remedy to treat VOCs by injecting chemical oxidizers and other material into the ground beneath the southeastern corner of the property to achieve the remedial action objectives (RAOs) for groundwater, to stop continued migration of groundwater off-site and to reduce the potential for soil vapor intrusion on-site and also off-site;
- A groundwater and soil vapor monitoring plan to assess the performance and effectiveness of the remedy;
- Installation of composite cover system over the entire property. This will include the building slab, other paved surfaces and properly backfilled areas;
- Implementation of a long-term institutional control in the form of an Environmental Easement;
- Development and implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) for the protection of on-site workers, community residents, and the environment during remediation and construction activities;
- Establishment of a Site Management Plan to ensure long-term management of the engineering and institutional controls, including the performance of periodic inspections and certification that the controls are performing as they were intended; and
- Preparation of a Final Engineering Report (FER) to document the implemented remedial actions.

The proposed remedy was developed by Aldrich Management Co., LLC (“applicant”) after performing a detailed investigation of the site under New York State Brownfield Cleanup Program (BCP).

Summary of the Investigation

The site investigation was conducted in several phases, ending in April 2017. Soil and groundwater samples were collected and analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, and pesticides/polychlorinated biphenyls (PCBs). Soil vapor, sub-slab vapor, indoor air, and ambient air samples were collected and analyzed for VOCs.

The following were determined to be contaminants of concern at the site:

- tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethylene, tetrahydrofuran and chloroform.

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(s) 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 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 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/announcement 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.

Site Address:

77-57 Vleigh Place, Flushing, NY 11367

