



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

Cleanup Action to Begin at Brownfield Site

Action is planned to begin in January 2018 that will address the contamination related to the 77-57 Vleigh Place site ("site") located at 77-39/63 Vleigh Place, Flushing, 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 Aldrich Management Co., LLC ("applicant") 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:

- Excavation and/or treatment of all on-site soil/ fill contaminated containing volatile organic compounds (VOCs) in excess of protection of groundwater soil cleanup objectives (SCOs);
Excavation to a depth of approximately 12 feet below ground 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 remove VOCs from the subsurface soils and prevent contaminated soil vapor entering the new building or off-site migration;
Implementation of an in-situ chemical oxidation and a bioremediation groundwater remedy to treat VOCs 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 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 consisting of the building slab and other paved or properly backfilled surfaces;
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 these 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.

### **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 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 Avenue 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

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

<http://www.dec.ny.gov/cfm/external/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 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 locations to help the public stay informed.

Queens Library - Kew Gardens Hills  
Attn: Susan Wetjen  
72-33 Vleigh Place  
Flushing, NY 11367  
Phone: (718) 278-2220

Queens Community Board 8  
Attn: Alvin Warshaviak  
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  
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

Dawn Hettrick  
New York State Department of Health  
Empire State Plaza, Corning Tower  
Albany, NY 12233  
Phone: (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 Location Map



- Site Boundary
- Surrounding Parcels
- Building Footprint



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**PROJECT SITE AND ADJACENT PROPERTIES**  
 77-39/63 VLEIGH PL  
 FLUSHING, NY

FIGURE NO:  
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**Site Address:**

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

