



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

77-57 Vleigh Pl.  
77-39/63 Vleigh Pl.  
Flushing, NY 11367

October 2019

**SITE No. C241168**  
NYSDEC REGION 2

### Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

**Queens Library – Kew Gardens Hills**  
Attn: Susan Wetjen  
72-33 Vleigh Pl.  
Flushing, NY 11367  
(718) 278-2220

**Queens Community Board 8**  
Attn: Alvin Warshaviak  
197-15 Hillside Avenue  
Hollis, NY 11423  
(718) 264-7895

### Who to Contact

Comments and questions are always welcome and should be directed as follows:

**Project-Related Questions**  
Daniel McNally, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7016  
(518) 402-9767  
daniel.mcnally@dec.ny.gov

**Project-Related Health Questions**  
Dawn Hettrick  
NYSDOH  
Empire State Plaza, Corning Tower  
Albany, NY 12233  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Environmental Cleanup Ongoing at Brownfield Site

Cleanup action continues to address 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 attached map for the site location. The cleanup activities are being performed by VP Capital Holdings LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

- Access the approved Remedial Action Work Plan (RAWP) and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C241168/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the cleanup action for the site include:

### Additional Required Remedial Activities:

- Installation of a sub-slab depressurization system at Regency Gardens Apartments to mitigate the potential of soil vapor intrusion;
- Installation of a soil vapor extraction (SVE) system beneath the southeastern portion of the property to remove volatile organic compounds (VOCs) from the subsurface soils and prevent contaminated soil vapor entering the new building or off-site migration;

### Ongoing Remedial Activities:

- Treatment of VOC-contaminated groundwater by in-situ chemical oxidation and a bioremediation beneath the southeastern corner of the property to reduce contaminant levels, stop continued migration of groundwater off-site and to reduce the potential for soil vapor intrusion on-site and off-site;
- Implementation of a groundwater and soil vapor monitoring plan to access the performance and effectiveness of the remedy;
- 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 activities;
- Development 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.

# BROWNFIELD CLEANUP PROGRAM

## Completed Remedial Activities:

- Excavation and/or treatment of all on-site contaminated soil/ fill containing VOCs in excess of protection of groundwater soil cleanup objectives (SCOs);
- Excavation to a depth of approximately 30 feet below ground surface (bgs) throughout the property, followed by post-excavation end point sampling to confirm that the SCOs have been achieved;
- Installation of a composite cover system over the entire property, consisting of the building slab and other paved or properly backfilled surfaces; and
- Implementation of a long-term institutional control in the form of an Environmental Easement;

**Next Steps:** After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER 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 in conjunction with 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.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. 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.

## Site Description:

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. 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 consisted 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 remained, and they were subsequently removed during the site excavation.

**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 previous on-site building was constructed in 1939 and had 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 Environmental Site Remediation Database (by entering the site ID, C241168) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

**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

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# BROWNFIELD CLEANUP PROGRAM

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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>

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*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.*

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### **Stay Informed With DEC Delivers**

Sign up to receive site updates by email:  
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

### **DECinfo Locator**

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>



# BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

