

## McNally, Daniel G (DEC)

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**From:** New York State Department of Environmental Conservation <nysdec@public.govdelivery.com>  
**Sent:** Tuesday, December 24, 2019 11:06 AM  
**To:** McNally, Daniel G (DEC)  
**Subject:** 77-57 Vleigh Pl. Site (Flushing, Queens) - Cleanup of Site Contamination Completed



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### **NYSDEC Announces that Cleanup of Contamination is Complete at Brownfield Site on Vleigh Pl., Flushing, Queens**

This link opens a fact sheet that announces that cleanup action has been completed to address contamination related to the **77-57 Vleigh Pl. Site #C241168 (Flushing, Queens)**, within New York's Brownfield Cleanup Program:

<http://www.dec.ny.gov/data/der/factsheet/c241168cucomp.pdf>

The fact sheet provides highlights of the cleanup activities and discusses next steps.

The fact sheet is in PDF format. You can save, open, and read the fact sheet by using Adobe Acrobat Reader. If you do not have Adobe Acrobat Reader, you can go to the following web page on the NYSDEC web site to download the program: <http://www.dec.ny.gov/about/590.html>

Please do not respond to this email. Replies go to an untended mailbox. If you have questions about the contaminated site identified above, please use the contact information provided in the fact sheet.

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Connect with DEC:    

Basil Seggos, Commissioner



Department of  
Environmental  
Conservation

## 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 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](mailto:daniel.mcnally@dec.ny.gov)

### Project-Related Health Questions

Dawn Hettrick  
NYSDOH  
Empire State Plaza, Corning Tower  
Albany, NY 12233  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@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)

# FACT SHEET

## Brownfield Cleanup Program

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

**SITE No. C241168**

**NYSDEC REGION 2**

**December 2019**

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 77-57 Vleigh Pl. site ("site") located at 77-39/63 Vleigh Place, Flushing, Queens County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by VP Capital Holdings LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access 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 Site Cleanup:** The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation and/or treatment of all on-site contaminated soil/fill containing volatile organic compounds (VOCs) in excess of protection of groundwater soil cleanup objectives (SCOs);
- Excavation to a depth of approximately 27 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 cover system over the entire property consisting of clean soil/stone to replace the excavated soil and to establish the design grades for future construction of the planned on-site building.
- Treatment of VOC-contaminated groundwater by in-situ chemical oxidation and bioremediation injections 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;
- 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 to prevent contaminated soil vapor entering the new building and off-site vapor migration;
- Installation of a sub-slab depressurization system at Regency Gardens Apartments to mitigate the potential of soil vapor intrusion;

# BROWNFIELD CLEANUP PROGRAM

- Implementation of a groundwater and soil vapor monitoring plan to assess the performance and effectiveness of the remedy;
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting; and
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

**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 destroyed by a fire and subsequently demolished. Only the foundation slab and walls remained, and they were subsequently removed during the site excavation.

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 as an open excavation; however, a mixed-use building is planned to occupy the site.

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/external/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 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>

*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.*

## 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

Site Location Map:

