



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241177/>
and at these locations:

Queens Library at Richmond Hill

118-14 Hillside Avenue
Richmond Hill, NY 11418
(718) 849-7150

Queens Community Board 9

120-55 Queens Boulevard, Rm. 310A
Kew Gardens, NY 11424
(718) 286-2686

(*Repositories may be temporarily
unavailable due to COVID-19 precautions.
If you cannot access the online DECinfo
Locator, please contact the NYSDEC
project manager listed below for
assistance.)

Who to Contact

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

Project-Related Questions

Sadique Ahmed, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
Tel.: (518) 402-9656
Email: sadique.ahmed@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Bureau of Environmental Exposure
Investigation
Corning Tower, Rm 1787
Albany, NY 12237
(518) 473-4671
beej@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

124-22 Queens Boulevard
Kew Gardens Site
124-22 Queens Boulevard
Kew Gardens, NY 11415

SITE No. C241177

NYSDEC REGION 2

January 2021

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 124-22 Queens Boulevard, Kew Gardens Site ("site") located at 124-22 Queens Boulevard, Kew Gardens, NY under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Luciano, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241177/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavated and properly disposed of approximately 370 tons of hazardous tetrachloroethylene (PCE)-impacted soils;
- Excavated and properly disposed of 5,300 tons of soil that exceeded restricted residential soil cleanup objectives (RRSCOs);
- Installed a soil vapor extraction (SVE) system to treat contaminated soil;
- Performed in-situ ("in-place") chemical oxidation (ISCO) injections to address residual groundwater contamination at the property and reduce the potential of plume migration past the property boundary;
- Installed a sub-slab depressurization system (SSDS) and vapor barrier in the newly constructed on-site building to address the potential for soil vapor intrusion;
- Performed air monitoring for volatile organic compounds (VOCs) and particulate matter at upwind and downwind monitoring stations at the perimeter of the site during all remedial activities in accordance with the Community Air Monitoring Program (CAMP);
- Recorded an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the Site Management Plan (SMP).

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Monitoring Plan
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Soil Vapor Extraction system
- Vapor Mitigation
- Monitoring Wells

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description:

The site is on the west side of Queens Blvd. between 82nd Avenue and 82nd Road with an area of 0.180 acres. The site had a two-story commercial building with a partial basement that was demolished in 2017. The building had four commercial units, one of which had been occupied by a dry-

cleaner. Historic dry-cleaning operations conducted at the site resulted in contamination of the subsurface with chlorinated solvents, including tetrachloroethylene (PCE), trichloroethylene (TCE) and its breakdown products, which have been cleaned up under the Brownfield Cleanup Program.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241177) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/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 NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://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

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: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location

