



FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: One Flushing
DEC Site #: C241185
Address: 133-55 41st Avenue
Flushing, NY 11355

Have questions? See "Who to Contact" Below

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 One Flushing site ("site") located at 133-55 41st Avenue, Flushing, Queens County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

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=C241185

The cleanup activities were performed by One Flushing Owner LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

The remedy consisted if the excavation and off-site disposal of approximately 25,109 tons of contaminated fill exceeding Track 1 unrestricted use soil cleanup objectives across the entire site. This included 2,143 tons of petroleum impacted soil and the removal of one underground storage tank (UST). Groundwater remediation was conducted following excavation of the petroleum area via the application of a chemical oxidant directly to the base of the excavation. The effectiveness of the groundwater remedy was confirmed with groundwater sampling.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, 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.

No institutional controls have been or will be put in place on the site.

No engineering controls have been or will be put in place on the site.

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location

The One Flushing Site is a 0.9938 acre property located in an urban area at 133 55 41st Avenue in Flushing, Queens County. The Port Washington branch of the Long Island Rail Road (LIRR) is located immediately to the north of the site.

Site Features:

Prior to redevelopment, the entire site was Flushing Municipal Parking Lot 3 with 156 parking spaces. There were no buildings on the site.

Current Zoning and Land Use:

Zoning for the site is Commercial (C4 2). C4 districts are mapped in regional commercial centers, such as Flushing, and are located outside of the central business districts. The surrounding properties are currently used for a combination of commercial and high density residential housing. The nearest residential area is located to the southeast of the site across 41st Avenue.

Past Use of the Site:

The site was developed as early as 1886 with dwellings and a railroad depot. From 1886 until at least 1970, residential dwellings were present at the site. An auto repair garage, with a gasoline tank, was located on the site from 1939 to at least 1962. The recent parking lot had been present since at least 1980.

Site Geology and Hydrogeology:

The site is approximately 30 feet above mean sea level and the surrounding area slopes gently west-northwest towards Flushing Creek. The subsurface geologic units in Queens County consist of

sequences of unconsolidated sediments that are underlain by crystalline bedrock and overlain by mostly glacial deposits. The two major hydrogeologic units in the area of the site contain glacial deposits consisting of poorly sorted mixtures of clay, silt, sand, gravel, and boulders. The average depth to groundwater is 10 to 16 feet below grade. Groundwater flow is west-northwest towards Flushing Creek.

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 Public Library - Flushing
41-17 Main Street
Flushing, NY 11355
phone: 718-990-0728

Queens Community Board 7
133-32 41st Road - Room 3B
Flushing, NY 11355
phone: 718-359-2800
(qn07@cb.nyc.gov)

Who to Contact

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

Project Related Questions

Michael MacCabe
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9687
michael.maccabe@dec.ny.gov

Site-Related Health Questions

Eamonn O'Neil
New York State Department of Health
Empire State Plaza, Corning Tower Room 1787
Albany, NY 12237
518-402-7860
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.