



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 18-46 Decatur Street
DEC Site #: C241194
Address: 18-46 Decatur Street
Ridgewood, NY 11385

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to 18-46 Decatur Street ("Site") located at 18-46 Decatur Street, Ridgewood, NY. 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 and funded by BMHQ Realty LLC ("applicant") with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat due to elevated concentrations of contaminants in soil vapor.

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=C241194>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from January 31, 2018 date through March 19, 2018. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan

The proposed remedy consists of:

- Excavation and off-site disposal of approximately 20 cubic yards of contaminated

soil/concrete. The existing slab in two “hot spot” areas will be demolished and materials that cannot be beneficially reused on-site will be taken off-site for proper disposal in order to implement the remedy.

- Clean fill will be brought in, as necessary, to replace excavated soil or complete backfilling of the excavation and establish design grades at the site. This will limit exposures to any remaining contamination in the subsurface soils.
- Volatile contaminants in groundwater will be treated via the emplacement of potassium permanganate cylinders in each of the three existing on-site groundwater monitoring wells.
- Any on-site buildings will be required to have a Sub-Slab Depressurization System (SSDS), or a similar engineered system, to prevent the migration of vapors into the building from soil and/or groundwater.
- Implementation of the Site Management Plan.
- Imposition of an institutional control in the form of an Environmental Easement to prevent exposure to groundwater containing contaminant levels exceeding drinking water standards.
- Monitoring of on-site soil vapor to assess the performance and effectiveness of the remedy. The NYSDEC will perform an investigation to assess the potential for off-site soil vapor intrusion in adjacent and off-site structures.

Summary of the Investigation

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and pesticides. Based on the investigations conducted to date, the primary contaminant of concern is tetrachloroethylene (PCE).

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located in Ridgewood, Queens, and is identified as Block 3579, Lot 45. The site is bounded to the north by a multi-family walkup building (18-48 Decatur Street); to the south by a two-family building (18-40 Decatur Street); to the east by the LIRR railroad tracks and Evergreen Park; and to the west by Decatur Street, beyond which is a two-family building (18-39 Decatur Street) and an industrial/ manufacturing building (18-37 Decatur Street). The site is approximately 0.11 acres in size.

Site Features: The site is developed with a two-story industrial use building. It is used as a warehouse for building materials with offices on the second floor. There is no basement. The building floor slab consists of approximately six inches of concrete. The existing building fully occupies the site, with no parking or landscaped areas.

Current Zoning and Land Use: The site is currently zoned M1-4D. The adjacent properties are

residential, industrial and transportation (railroad) facilities.

Past Use of the Site: The site has been used for industrial purposes since 1953 including a tuxedo supply company which performed on-site dry cleaning from 1991 to 2015. Prior to 1953, the site was developed with wagon and auto storage sheds.

Geology and Hydrogeology: The site is covered by an approximately six-inch thick concrete slab underlain by approximately two feet of light brown to dark brown medium sands and fill material, followed by glacial till, including light and dark brown fine to medium sand with cobbles. The approximate depth to bedrock is 300 feet from grade surface.

Groundwater is present at a depth of approximately 67 feet below grade. Groundwater flow direction is generally towards the south.

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 Library at Ridgewood
20-12 Madison Street
Ridgewood, NY 11385
Tel: (718) 821-4770

Queens Community Board #5
61-23 Myrtle Avenue
Glendale, NY 11385
Tel: (718) 366-1834

Who to Contact

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

Project Related Questions

Ronnie Lee
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233-7016
Tel: (518) 402-9767
Email: ronnie.lee@dec.ny.gov

Site-Related Health Questions

Stephen Lawrence
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza – Corning Tower
Room 1787
Albany, NY 12237
Tel: (518) 402-7860
Email: bee@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.

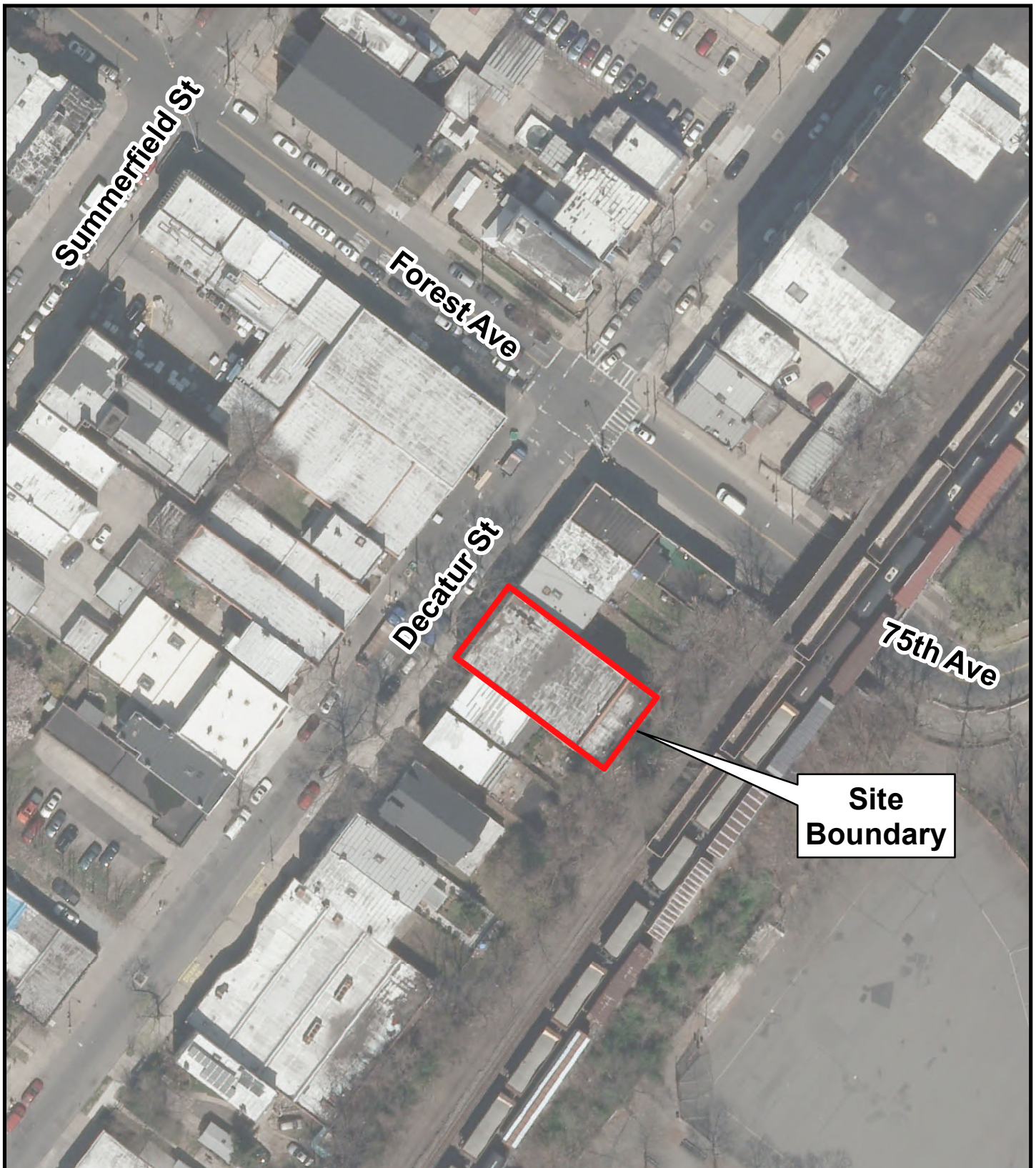
Receive Site Fact Sheets by Email

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.

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



Legend

 Property Line

Figure 1
Site Map

18-46 Decatur Street
Queens County
Site No. C241194



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