



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

18-46 Decatur Street  
18-46 Decatur Street  
Ridgewood, NY 11385

**SITE No. C241194**  
**NYSDEC REGION 2**

**May 2018**

**Where to Find Information:**  
*Project documents are available at these location(s) to help the public stay informed.*

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

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

**Who to Contact:**  
*Comments and questions are always welcome and should be directed as follows:*

**Project-Related Questions**  
Ronnie Lee, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7016  
(518) 402-9767  
[ronnie.lee@dec.ny.gov](mailto:ronnie.lee@dec.ny.gov)

**Health-Related Questions**  
Stephen Lawrence  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza – Corning Tower  
Room 1787  
(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)

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 18-46 Decatur Street Site ("site") located at 18-46 Decatur Street, Ridgewood, NY. Please see the map for the site location. The cleanup activities will be performed by BMHQ Realty LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan. The approved RWP and other documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information". Remedial activities are expected to begin in May 2018 and last about 16 weeks.

**Highlights of the Upcoming 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 remedy are:

- Excavate 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;
- Import clean fill that meets established Soil Cleanup Objectives, as necessary, to replace the 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.
- Treat volatile contaminants in groundwater via the emplacement of potassium permanganate cylinders in three existing on-site groundwater monitoring wells;
- Construct 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;
- Implement Site Management Plan; and
- Monitor on-site soil vapor to assess the performance and effectiveness of the remedy. The NYSDEC will perform an investigation to assess the potential for soil vapor intrusion in adjacent and off-site structures.

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

**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):

# BROWNFIELD CLEANUP PROGRAM

- 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 FER. 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 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.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241194) at:

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

**Brownfield Cleanup Program Overview:** 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>

***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

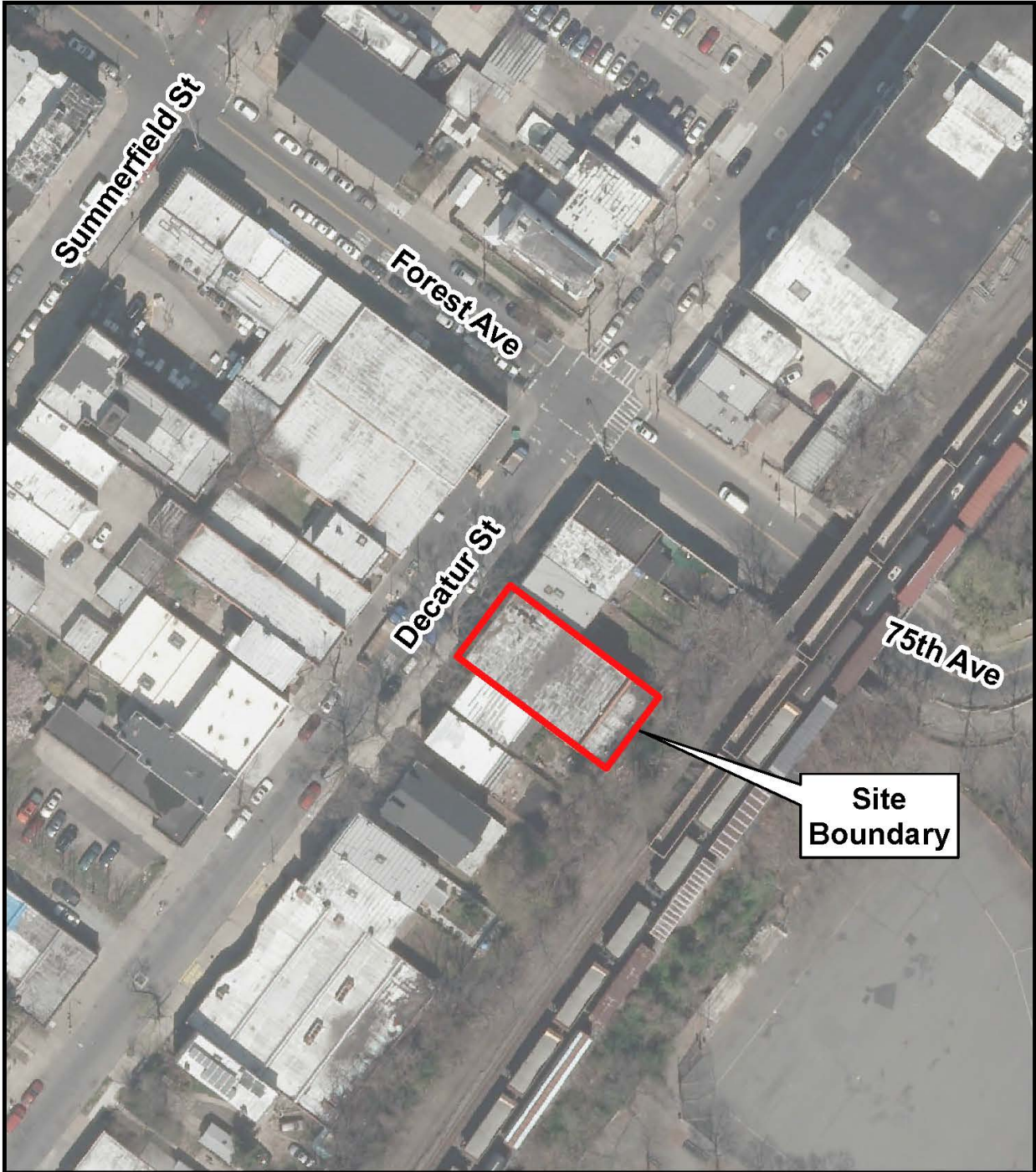
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs at:

[www.dec.ny.gov/chemical/61092.html](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 have already signed up and received this fact sheet electronically.

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**Legend**  
 Property Line

**Figure 1**  
**Site Map**  
18-46 Decatur Street  
Queens County  
Site No. C241194

