



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

December 2018

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

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

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Project-Related Health Questions

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

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 18-46 Decatur Street site ("Site") located at 18-46 Decatur Street in Ridgewood, 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 BMHQ Realty 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. Copies of the FER and Notice of the COC are available at the location(s) identified to the left under "Where to Find Information."

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

- Excavation - Excavation and off-site disposal of 189 tons of soil/concrete impacted with chlorinated solvents. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Sub-Slab Depressurization System (SSDS) – The on-site building was retro-fitted with a SSDS to prevent the migration of vapors into the building from the subsurface.
- Soil Vapor Extraction (SVE) - SVE is a technology used to treat residual Volatile Organic Compounds (VOCs) in the soil. The VOCs are being captured within extraction wells and discharged to the atmosphere.
- Site Cover System - The existing cover system (consisting of the site building) was restored after excavation activities, and will be maintained.
- In-situ ("in-place") Groundwater Treatment – A chemical oxidant (potassium permanganate) was introduced into the subsurface to destroy the contaminants across the Site where tetrachloroethylene and related compounds were elevated in the groundwater.
- Implementation of a Site Management Plan (SMP) for long-term management of remaining 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.
- Recording of an Environmental Easement as an IC to prevent future exposure to any contamination remaining at the Site.

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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
- Land Use Restriction
- Environmental Easement

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

- Cover System
- Sub-slab Depressurization System
- Soil Vapor Extraction System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

- 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 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 and Background: The Site is located in Ridgewood, NY and is identified as Block 3579, Lot 45 on the Queens County tax map. It is about 0.11 acres and consists of a two-story industrial use building, currently used as a warehouse for building materials with offices on the second floor. There is no basement, and the building floor slab

consists of approximately six inches of concrete. The existing building fully occupies the Site. The Site is bounded by residential, recreational and industrial buildings. The Site was used for industrial purposes, including on-site dry cleaning from 1991 to 2015. Remediation of the site is complete. Prior to remediation, the primary contaminant of concern was tetrachloroethylene ("PCE") in soil, groundwater and soil vapor. Remaining contamination in the soil, groundwater and soil vapor is being managed under a Site Management Plan.

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/cfm/externalapps/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 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:

<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

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.

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Site Location Map



Legend
 Property Line

Figure 1 Site Map

18-46 Decatur Street
Queens County
Site No. C241194

