

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Peninsula Hospital
51-15 Beach Channel Dr/
50-04 Rockaway Beach Blvd
Far Rockaway, NY 11691

SITE No. C241200

NYSDEC REGION 2

December 2019

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

The Archives at Queens Library

89-11 Merrick Boulevard
Jamaica, NY 11432
(718) 990-0700

Queens Community Board #14

1931 Mott Avenue
Far Rockaway, NY 11691
(718) 471-7300

Who to Contact

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

Project-Related Questions

Sarah Quandt, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9116
sarah.quandt@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH
Empire State Plaza – Corning Tower
Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the Former Peninsula Hospital site ("site") located at 51-15 Beach Channel Drive and 50-04 Rockaway Beach Boulevard, Far Rockaway, NY. Please see the map for the site location.

Remedial Investigation Report: The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by Peninsula Rockaway Limited Partnership ("applicant").

- Access RIR project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241200/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Remedial Investigation Report: Soil and groundwater samples were collected and analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), pesticides and per- and polyfluoroalkyl substances (PFAS). Soil vapor samples were analyzed for VOCs. VOCs, SVOCs and metals were detected in soil at concentrations above soil cleanup objectives for the intended residential use of the site down to 8 feet below grade. Metals and the SVOC benzo(a)pyrene were detected in groundwater above standards. Chlorinated VOCs were detected in soil vapor. This contamination is the result of a petroleum spill and past site uses.

Next Steps: NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). The applicant may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and New York State Department of Health (NYSDOH) overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

BROWNFIELD CLEANUP PROGRAM

Site Description: The 8.76-acre site is located in Far Rockaway, NY and includes Block 15842, Lot 1 and Block 15843, Lot 1 on the Queens County tax map. The site is bounded by Beach Channel Drive to the north, Beach 50th Street to the east, Beach 53rd Street to the west, and Rockaway Beach Boulevard to the south. The site is currently vacant with asphalt pavement, crushed concrete, and limited areas of vegetation.

The site was formerly developed with a large building between 1957 and 1962 that was operated as the Peninsula Hospital until closing in 2012. Prior to the hospital use, the site was undeveloped except for the southwestern corner, which was occupied by a small hotel (from prior to 1912 until sometime before 1933), several residences, and three small stores (by 1951).

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241200) at:

<http://www.dec.ny.gov/cfm/xtapps/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 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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

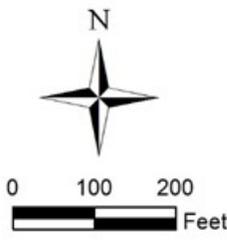
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map



**Figure 1
Site Map**

Former Peninsula Hospital
Far Rockaway, Queens, NY
Site No. C241200



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