



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these locations:

The Archives at Queens Library
89-11 Merrick Boulevard
Jamaica, NY 11432

Queens Community Board #14
1931 Mott Avenue
Far Rockaway, NY 11691
(718) 471-7300

(*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance)

Who to Contact

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

Project-Related Questions

Javier Perez-Maldonado, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9172
javier.perez-maldonado@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH
Bureau of Environmental Exposure
Investigation
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

FACT SHEET

Brownfield Cleanup Program

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

August 2020

SITE No. C241200
NYSDEC REGION 2

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to 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.

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **August 5 through September 21, 2020**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241200/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of limited, targeted areas of on-site soil which exceeds protection of groundwater soil cleanup objectives (SCOs) for contaminants present in groundwater to achieve a restricted residential remedy;
- Installation of a site cover to allow for restricted residential use of the site in areas where the upper two foot of exposed surface soil exceeds the SCOs. The site cover will consist of new concrete building foundations, concrete and/or asphalt pavement, and/or two feet of clean soil. The clean soil for backfill and soil cover will meet established SCOs;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Peninsula Rockaway Limited Partnership ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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.

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/external/derexternal/index.cfm?pageid=3>

Summary of the Investigation: 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 former petroleum spill and past site uses.

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.

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

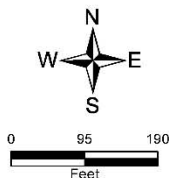


Figure 1
Site Map
Former Peninsula Hospital
Far Rockaway, Queens County
Site No. C241200