

(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

Where to Find Information:

Project documents are available at these location(s) to help the public stay informed.

Queens Library at Flushing

41-17 Main Street
Flushing, NY 11355
(718) 661-1200

Queens Community Board 7

13332 41st Rd #3B
Flushing, NY 11355
(718) 359-2800

Who to Contact:

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

Project-Related Questions

Javier Perez-Maldonado, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
(518) 402-8172
javier.perez-maldonado@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH
Bureau of Environmental Exposure
Investigation
Center for Environmental Health
Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
beej@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

131-24 Avery Avenue

**131-24 to 131-32 Avery Avenue
Flushing, NY 11355**

SITE No. C241229

NYSDEC REGION 2

March 2019

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 131-24 Avery Avenue Site ("site") located at 131-24 to 131-32 Avery Avenue, Flushing, NY. Please see the map for the site location. The cleanup activities will be performed by Wilson Realty Management 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 March 2019 and last about 8 months.

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 to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site and the potential for human exposure to site-related contaminants via soil vapors.

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:

- Excavation and off-site disposal of contaminated soil exceeding the Unrestricted Use Soil Cleanup Objectives. The excavation includes removal of approximately 6,400 cubic yards of contaminated soil to a maximum depth of 20 feet below ground surface (bgs) within the perimeter of the site;
- During excavation, any Underground Storage Tanks (USTs) and other possible sources of contamination will be removed;
- Clean fill meeting the requirements for unrestricted use will be brought in to complete backfilling of the excavation and establish the designed grades at the site;
- Short-term in-situ (in-place) chemical treatment will be used to treat chlorinated volatile organic compound (CVOCs) contamination in site groundwater;
- Installation of a Permeable Reactive Barrier (PRB) treatment wall to reduce concentrations of CVOCs in groundwater and mitigate, to the extent practicable, off-site migration of impacted groundwater. The PRB consists of treatment media, typically installed via trenching or injection that treats contaminated groundwater as it flows through the media;
- Dewatering of the site to allow excavation below the water table and treatment of the extracted groundwater; and

BROWNFIELD CLEANUP PROGRAM

- Collect "endpoint" samples after excavation to evaluate the effectiveness of the remedy.

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.

If an unrestricted use cleanup cannot be achieved at the site, a Track 4 (residential restricted use at a minimum) cleanup will be implemented, which will consist of the items above plus: installation of a site cover system as an engineering control consisting of a concrete building slab; development and implementation of a Site Management Plan (SMP) for long-term maintenance of the engineering controls; and an Environmental Easement for the site to ensure implementation of the SMP and allow the use and development of the controlled property for restricted-residential uses.

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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s):

- 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 cover) necessary at the site in relation to the issuance of the COC.

Site Description: The site is located east of the southeast corner of the intersection of Avery Avenue and 131st Street and is identified as Block 5076, Lots 69, and 75 on the NYC

Tax map. The site is 8,625 square feet (0.198 acres) of vacant land used most recently as retail stores. The site was listed as vacant prior to 1982. The former buildings were constructed by the early 1980s after which the site was occupied by two separate 1-story commercial retail stores. Past tenants included a carpet store, furniture store, and lighting products retail store. By 2017, the buildings had been demolished. Thereafter, the site was vacant. Based upon investigations, the subsurface soils and/or groundwater are contaminated with metals, polychlorinated biphenyls (PCBs), semi-volatile organic compounds (SVOCs) and CVOCs.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241229) 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 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

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.

BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

