

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Project documents are
available for review at the
following document
repository:

Queens Borough Public Library

Jackson Heights Branch
35-51 81st Street
Jackson Heights, NY 11372

Community Board No. 3

82-11 37th Avenue, Suite 606
Jackson Heights, NY 11372

NYSDEC Region 2

47-40 21st Street
Long Island City, NY 11101
(718) 482-4905

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**For public health related
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**Charlotte Bethoney
NYSDOH**

547 River Street
Troy, New York 12180
1 (800) 458-1158, ext 27860

FACT SHEET #3

APRIL 2008

**75-20 Astoria Blvd
Jackson Heights, Queens, NY**

Site No. V00182-2

Remediation to Begin at 75-20 Astoria Blvd Site

Remedial Action Plan Approved

This fact sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's (NYSDEC) Voluntary Cleanup Program (VCP). You have been sent this fact sheet because you own or live on property near the 75-20 Astoria Blvd property (the Site) or because the NYSDEC believes you may otherwise be interested in activities at the Site. Please contact the NYSDEC project manager (see the lower-left hand side of this page) if you do not want to receive any future updates on this project. A figure showing the Site location is on page 2 of this fact sheet. The goal of this fact sheet is to provide you with a brief update on this project, and to explain how you can get more information if you are interested. Please read below for more information on this project.

Site Description

The Site is located at 75-20 Astoria Boulevard in the Jackson Heights section of Queens County, New York. The Site is approximately 17 acres in size and contains a single multi-story office building. The Site is bordered to the south by 25th Avenue, to the east by 77th Street, to the north by Astoria Boulevard and the Grand Central Parkway, and to the west by the Brooklyn-Queens Expressway and a retail center.

Remedial Action to Begin

The NYSDEC and the New York State Department of Health (NYSDOH) have reviewed and approved the Remedial Action Work Plan (RAWP) submitted for the Site. That document was made available for public comment for 45 days, with the comment period ending October 12, 2007. The Remedial Action, the installation and operation of a bioremediation system, is anticipated to begin in late April 2008.

Bulova, the former owner, conducted investigations between 2003 and 2006 to characterize environmental conditions at the Site. The results of these investigations were discussed in the Remedial Investigation Report dated November 11, 2004 and the Remedial Action Work Plan dated April 7, 2008. These reports and other project documents are available for your review at the document repositories identified on the left-hand side of this page.

Highlights of Remedial Actions

- Construction and operation of a biostimulation remediation system, which involves the addition of nutrients into the ground to increase the biological degradative capabilities of the native bacteria within the groundwater;
- Installation of twelve (12) additional monitoring wells to evaluate performance of the remedy;
- Institutional controls, including deed restrictions, if residual contamination remains. The deed restrictions would include:
 - Prohibition of vegetable gardens and farming at the Site;
 - Prohibition of using groundwater underlying the Site without treatment rendering it safe for its intended purpose (it should be noted that groundwater is not currently used);
 - Prohibition of using the Site other than for commercial purposes;
 - Prohibition of using the Site for a higher level of use, such as residential, without an amendment or extinguishment of the Deed Restrictions with NYSDEC approval;
 - All future activities that will disturb residual contaminated material within the treatment area are prohibited without NYSDEC approval; and
 - Submission of annual written statements by an expert certifying that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP.
- Annual air sampling of Site building. Although intrusion of vapors into the building has been determined not to be occurring, precautionary air sampling will continue on an annual basis.
- Implementation of a contingency plan if the bioremediation does not perform as expected.

What Happens Next

Remedial action is scheduled to begin in late April 2008. Future fact sheets will be distributed to keep the public up to date on this remedial project. You are encouraged to review the project documents located at the repository noted on the front page of this fact sheet and to contact representatives of either the NYSDEC or NYSDOH at any time with questions, comments, or concerns. If you know anyone who would like to be added to the mailing list for this project, please have them contact the NYSDEC representative identified on the front page of this fact sheet.

SITE LOCATION MAP



REMEDIATION AREA

