



Department of
Environmental
Conservation

Where to Find Information:

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

Queens Borough Public Library
Jackson Heights Branch
35-51 81st Street
Jackson Heights, NY 11372
(718) 899-2500

Queens Community Board No. 3
82-11 37th Avenue, Suite 606
Jackson Heights, NY 11372
(718) 458-2707

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

Who to Contact:

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

Project-Related Questions:
Bryan Wong, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4905
yukylin.wong@dec.ny.gov

Health-Related Questions:
Dawn Hettrick
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

**For additional information on the New York's
Voluntary Cleanup Program, visit:**
www.dec.ny.gov/chemical/8442.html

FACT SHEET

Voluntary Cleanup Program

77th Street Parking Lot
75-20 Astoria Blvd.
Jackson Heights, NY 11370

April 2017

SITE No. V00182
NYSDEC REGION 2

NYSDEC Certifies Cleanup Requirements Achieved at Voluntary Cleanup Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 77th Street Parking Lot Site ("site") located at 75-20 Astoria Boulevard, Jackson Heights, NY under New York State's Voluntary Cleanup Program (VCP) have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Bulova Corporation and LaGuardia Corporate Center Associates, LLC ("Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has issued a release letter to the Volunteer regarding the site. Copies of the release letter and Final Engineering Report (FER), which documents the completion of the site remedy, are available at the location(s) identified under "Where to Find Information."

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

- Installation, operation and maintenance of an in-situ ("in-place") bioremediation treatment system to address groundwater contamination;
- Implementation of co-solvent flushing to address separate-phase dense non-aqueous phase liquid (DNAPL);
- Excavation and off-site disposal of soil/fill exceeding restricted-residential soil cleanup objectives in upper 2 feet of landscaped areas;
- Collection and analysis of end-point samples to evaluate the performance of the remedy;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Installation and maintenance of an engineered cover system consisting of asphalt pavement and concrete covered sidewalks, and/or two feet of clean soil;
- Publication of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Deed Restriction, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of a Deed Restriction, including ICs, to prevent future exposure to any residual contamination remaining at the site and to ensure implementation of the SMP.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- Describes the cleanup activities completed.
- Certifies that cleanup requirements have been or will be achieved for the site.
- 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 surface cap or vapor barrier.
- Certifies that an SMP for any engineering controls used at the site has been approved by NYSDEC.

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

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Deed Restriction

The following engineering controls have been put in place:

- Cover System
- In-Situ Bioremediation System

Next Steps: With its receipt of a release letter, the Volunteer has no liability to the State for contamination at or coming from the site, subject to certain conditions. A release letter 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 a portion of the property located at 75-20 Astoria Boulevard in Jackson Heights, NY, and is part of Tax Block 1027, portion of Lot 50. The site is about 0.659 acres in size and no buildings are located within the site boundary. The site is mostly paved and is used as a parking area. The site is located north of 25th Avenue and west of 77th Street.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, V00182) at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

Voluntary Cleanup Program: New York's Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" Site.

For more information about the VCP, visit:

<http://www.dec.ny.gov/chemical/8442.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 available at the following web page:

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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Figure 1 – Site Location Map

