



City of New York
Parks & Recreation

The Arsenal
Central Park
New York, New York 10021

Veronica M. White
Commissioner

Capital Projects

Olmsted Center
Flushing Meadows-Corona Park
Flushing, New York 11368

Thérèse Braddick
Deputy Commissioner

(718) 760-6602

Therese.Braddick@parks.nyc.gov

Ms. Ioana Munteanu-Ramnic, P.E.
Environmental Engineer
NYS-DEC-Region 2
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101

August 16, 2013

Re: **PERIODIC REVIEW REPORT FOR 7/31/12 – 7/31/13 – SITE NO. V00406**
ELMHURST PARK, QUEENS BOROUGH

Dear Ms. Munteanu-Ramnic,

The New York City Department of Parks & Recreation (DPR) hereby provides the New York State Department of Environmental Conservation (DEC) with the Periodic Review Report for August 2013, concerning the Elmhurst Park site (78-01 57th Avenue, Elmhurst, NY 11373) per your August 6, 2013 letter. Note that this entire submittal is provided in an electronic, digital format.

Please call me at (718) 760-6922 should you have any questions.

Sincerely,

Marty Rowland, Ph.D., P.E.
Senior Project Manager for Site Remediation
New York City Department of Parks & Recreation
Capital Projects Division

cc: Kay Zias, NYC-DPR Director, Environmental Unit
Joelle Byrer, NYC-DPR Queens Borough Team Leader
Paul D'Amore, NYC-DPR Chief, Queens Operations

Enclosure

Enclosure

Periodic Review Report for August 2013

Periodic Review Report - August 2013

Site No. V00406

Site Name: Gas holder Site

Site Address: 78-01 57th Avenue 11373

Elmhurst, Queens

I. Introduction

Site Location

Elmhurst Park is located between 57th Avenue and Grand avenue opposite 79th street in the Borough of Queens. The site is bordered on one west by a CSX freight rail line. A Verizon facility with truck parking and residential rear yards border the park on the East.

Summary of remedial and site history

The Site was remediated by KeySpan energy, the former property owner, in accordance with the Voluntary Cleanup agreement (VCA) Index# D2-0002-99-10 which was issued in 2000. This VCA required KeySpan to investigate and remediate contaminated media, which was defined as soil and groundwater at the Newtown Holders Tank Site.

The land was transferred to the New York City Department of Parks & Recreation (DPR) for use as a park. In October 2007 City of New York Parks Prepared a Site Management Plan (SMP) This SMP has been approved by New York State Department of Environmental Conservation (DEC) in accordance with the requirements in NYSDEC Draft DER-10 Technical guidance for Site Investigation and Remediation, Dated December 2002 and the guidelines provided by DEC. This SMP was prepared to manage residual contamination remaining at the site in perpetuity by providing a process for oversight of Institutional Controls (IC) and Engineering Controls (EC) and for regular reporting of the effectiveness of these controls in Periodic Review Reports (PRRs).

Site Institutional Controls (IC):

Land use Restriction (Restricted residential uses including Parkland)

Soil Management Plan

Groundwater Use Restriction

Engineering Control (EC):

Cover System

City of New York Parks completed construction of the first Phase of Park development in October 2008. The first PRR followed this construction in early 2009. The site with the cover complete and fully covered in lawn remained

closed to the public. In October 2009 Phase two of park construction started and was completed in June 2011. The third and final phase began in June 2011 and was completed in June 2012.

Compliance and Recommendations

Institutional controls compliance during reporting period

The site development as a park is in compliance with the restricted residential use Land use restriction and Groundwater restriction. All construction work was and continues in compliance with the Soil and Pipe Management Plan of the site management plan.

Engineering control compliance during reporting period

Phase two includes constructing the playground and building foundation, installing pavements, site furniture and additional trees, shrubs and groundcovers. Additional fill is added to the hill to make it higher for winter sledding. The construction is complete. All construction work is in compliance with the Soil and Pipe Management Plan of the Site management Plan (SMP). No contamination was detected during all construction. The Engineering Control, the cover (2' of clean fill) is complete and intact. There is a minimum two feet of clean fill over the entire site. Many areas of the site have significantly more cover.

Recommendation

Parks recommends an evaluation be conducted to determine if the requirements for discontinuing site management have been met for the entire site. There are significant areas of the park where the cover far exceeds 2'.

Monitoring Plan compliance

All construction work during the reporting period and continuing is in compliance with the Soil and Pipe Management Plan of the Site management Plan (SMP). No contamination was detected during all construction to date. The Engineering control- 2' of cover is intact.

Attachment 1

Site Management Periodic Review Report Notice / Institutional and
Engineering Controls Certification Form



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Site Management Periodic Review Report Notice
 Institutional and Engineering Controls Certification Form



	Site Details	Box 1
Site No.	V00406	
Site Name K - Newtown/Elmhurst Former Gas Holder		
Site Address: 78-01 57th Avenue	Zip Code: 11373	
City/Town: Elmhurst		
County: Queens		
Site Acreage: 6.0		
Reporting Period: July 31, 2012 to July 31, 2013		
		YES NO
1. Is the information above correct?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		<input type="checkbox"/> <input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		<input type="checkbox"/> <input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		<input type="checkbox"/> <input checked="" type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	<i>completed</i>	<input type="checkbox"/> <input checked="" type="checkbox"/>
		Box 2
		YES NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial		<input checked="" type="checkbox"/> <input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?		<input checked="" type="checkbox"/> <input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.		
A Corrective Measures Work Plan must be submitted along with this form to address these issues.		
Signature of Owner, Remedial Party or Designated Representative		Date

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
28050031	City of New York Parks and Recreation	Soil Management Plan Landuse Restriction

The Controlled Property shall not be used for a less restrictive use than restricted-residential. Restricted-residential includes active recreational uses i.e. parkland.

Vegetable gardens and farming are prohibited.

The owner must operate and maintain all engineering controls as specified in the Site Management Plan.

The owner must cause all engineering controls on the Controlled Property to be inspected and certified at a frequency and in a manner as specified in the Site Management Plan.

The owner must cause all data and information pertinent to management of the Controlled Property to be reported at the frequency and in the manner defined in the Site Management Plan.

All future activities on the Controlled Property that will disturb residual contaminated material remaining under the soil cover system (consisting of at least two feet of clean imported soils and concrete building slabs) are prohibited unless such activities are conducted in accordance with the soil and piping management provisions in the Site Management Plan.

The use of the groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for the intended purpose.

2806-1	City of New York Parks and Recreation	Ground Water Use Restriction Soil Management Plan Landuse Restriction
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The Controlled Property shall not be used for a less restrictive use than restricted-residential. Restricted-residential includes active recreational uses i.e. parkland.

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The use of the groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for the intended purpose.

Description of Engineering Controls

Attachment 2

Periodic Review Report Certification – August 2013

<u>Parcel</u> 28050031	<u>Engineering Control</u> Cover System
2806-1	Cover System

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:
- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;
 - b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

- (a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. V00406

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I KAY ZAS at Flushing Meadows Corona Park
117-07 Roosevelt Ave Flushing, NY
print name print business address 11368

am certifying as owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Kay ZAS
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

8/15/13
Date

IC/EC CERTIFICATIONS

Box 7

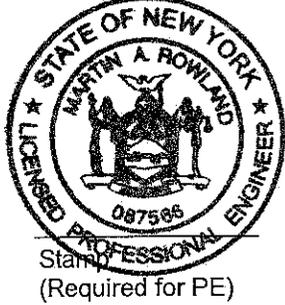
Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

Martin A. Rowland at 117-02 Roosevelt Avenue
print name print business address

am certifying as a Professional Engineer for the Flushing, NY 11368
NYC Dept of Parks & Recreation
(Owner or Remedial Party)

Martin A. Rowland
Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification



8/15/13
Date

Attachment 3

Field Inspection Report Form – Elmhurst Gas Tank Park Site



Supplemental Sheet

Field Inspection Form – Elmhurst Gas Tank Park
Periodic Review of IC / EC Elements*

Inspection Date (month/day/year): Su (M) T W Th F Sa 07 / 15 / 13
Inspection Time: 9 :00 Inspector Name: Marty Rowland, Ph.D., P.E.

Institutional Controls (IC) [restrictions]

acceptable unacceptable**

- 1. Active recreational uses allowed (as well as passive and nature-based uses)
- 2. Prohibition of vegetable gardens / farming
- 3. Prohibition of groundwater use
- 4. Prohibition against disturbing covered, contaminated soils

Engineering Controls (EC)

- 5. Soil cover system – at least 2 feet of clean, imported soils and / or concrete building slabs; no subsidence, potholes, or cracked slabs

** why unacceptable (identify by nos. 1-5): _____

All acceptable conditions

Marty Rowland

* as described in the October 2007 Elmhurst Gas Tank Park Site Management Plan, DEC Site # V00-406

Attachment 4

CD with complete electronic, digitally-formatted information