



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

16-63 Cody Avenue Site

16-63 Cody Avenue
Ridgewood, NY 11385

SITE No. C241279

NYSDEC REGION 2

April 2024

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C241279/>

Queens Public Library at Ridgewood

20-12 Madison Street
Ridgewood, NY 11385
(718) 821-4770

Queens Community Board 5

61-23 Myrtle Avenue
Glendale, NY 11385
(718) 366-1834
qn05@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Yildiz Palumbo, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4891
Yildiz.Palumbo@dec.ny.gov

Project-Related Health Questions

Steven Lawrence
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-0450
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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 16-63 Cody Avenue Site ("site") located at 16-63 Cody Avenue, Ridgewood, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for off-site migration of contaminants in the groundwater and the potential for human exposure to site-related contaminants through soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a Draft Remedial Action Work Plan (RAWP) for 45 days, from **April 24 through June 8, 2024**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241279/>.
- 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:

- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground-intrusive activities;
- Excavation and off-site disposal of soils above the Restricted Residential Soil Clean-up Objectives;
- In-situ ('in-place') treatment of groundwater by introducing chemical reagents to break down contaminants through injection;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above cleanup objectives;
- Importing clean material that meets the established standards for use as backfill and/or cover material in landscaped areas;

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- Installation of a perimeter soil vapor extraction system, as necessary, to remove volatile organic compounds from the subsurface and prevent offsite migration of vapors;
- Installation of a sub-slab depressurization system (SSDS) to prevent vapor intrusion into the proposed building;
- Implementation of a Site Management Plan would also be required 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 Cody Avenue Property LLC c/o Apex Investment (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Draft Remedial Investigation Report”, which describes the results of the site investigation was submitted to the NYSDEC and is also available for review at the locations identified on Page 1.

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 applicants 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 site is 19,900-square feet and is bordered on the west by a recycling facility, on the south by a one-story industrial building, on the east by Cody Avenue followed by elevated railroad tracks and on the north by one two-story residential building, one two-story mixed-use residential/commercial building, and one automobile repair facility. It is currently developed with a one- and two-story former manufacturing warehouse on the southern portion of the property and an associated at grade asphalt paved parking area on the northern portion. The site is currently unoccupied. Previously, the site had been operated by Ridgewood Laundry Inc. between 1936 and at least 1950 and a metal fabrication/manufacturing facility (including air conditioning manufacturing) between 1980 and 2006.

The proposed future use of the Site consists of construction of a three-story residential building to be built at the existing grade and be operated as a shelter for the homeless. The Site will also include a paved parking lot and either pervious cover or landscaped areas.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241279) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds (CVOCs), petroleum VOCs and semi-volatile organic compounds (SVOCs), which are present site-wide in soil, groundwater, and soil vapor. The Site will be redeveloped through the construction of a three-story residential building to be built at the existing grade and be operated as a shelter for the homeless.

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:

<https://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

DECinfo Locator:

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

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Contact: Yildiz Palumbo, (718) 482-4891, yildiz.palumbo@dec.ny.gov