

(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](http://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

# FACT SHEET

Brownfield Cleanup Program

Willets Point Development –

Operable Unit 1

126<sup>th</sup> Street/Willets Point Blvd.  
Flushing, NY 11368

October 2019

SITE No. C241146

NYSDEC REGION 2

## Where to Find Information:

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

### **Queens Public Library – Flushing Branch**

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

### **Queens Community Board 7**

133-32 41st Road – Room 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**

Sondra Martinkat, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Tel: (718) 482-4891  
[sondra.martinkat@dec.ny.gov](mailto:sondra.martinkat@dec.ny.gov)

### **Project-Related Health Questions**

Harolyn Hood, NYSDOH  
Empire State Plaza, Corning Tower Room  
1787 Albany, NY 12237  
Tel: (518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

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

## Interim Remedial Measure to Begin

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the Willets Point site - Operable Unit 1 (OU-1) located at 126<sup>th</sup> Street/Willets Point Boulevard, Flushing, NY. Please see the map for the site location. Documents related to the cleanup of this site, including the Interim Remedial Measure Work Plan, can be found at the location(s) identified to the left under "Where to Find Information." The expedited cleanup activities are expected to begin in October 2019 and last approximately two months. The activities will be performed by The Queens Development Group, LLC (QDG); QDG URA Corporation; QDG Hotel Partners, LLC; QDG 126<sup>th</sup> Street Partners, LLC; QDG Parking Partners, LLC; QDG Retail Partners, LLC (collectively, the "applicant") with oversight provided by NYSDEC.

**Interim Remedial Measure (IRM) Work Plan:** An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The IRM work plan describes upcoming cleanup activities that include:

- Investigation of a possible underground storage tank (UST) located in the northern portion of the site;
- Excavation and proper off-site disposal of lead-contaminated soil in the northwestern portion of the site, to about five feet below grade surface (bgs);
- Excavation and proper off-site disposal of petroleum-contaminated soil located in the southern portion of the site to about four feet bgs;
- Delineation, excavation (to the extent practical), and proper off-site disposal of petroleum-contaminated soil in the northeastern portion of the site;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the IRM;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill; and
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

# BROWNFIELD CLEANUP PROGRAM

**Site Description:** The site comprises 56 tax lots and totals 23.5 acres. The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Operable unit 1 (OU1) is a 6.2-acre parcel generally west of Willetts Point Blvd. near Roosevelt Ave., which will be developed into affordable housing. OU-1 comprises portions of tax blocks 1826 and 1833. OU2 consists of the remaining 17 acres of the site. Investigation and remediation of OU-2 will follow once a development plan is finalized. A site location map for OU-1 is provided as Figure 1. The site is mostly vacant land. Previously, the site had been developed with automotive uses including small car repair shops, filling stations and scrapyards. The site had been used as an ash landfill from the early 1900s to the 1930s, when it was graded and developed.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241146) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are polychlorinated biphenyls (PCBs), pesticides, metals and petroleum-related and chlorinated volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present in soil and groundwater. Additionally, chlorinated and petroleum-related VOCs were identified in soil vapor.

**Next Steps:** NYSDEC has approved the IRM work plan in consultation with the NYSDOH and work is ready to begin. The approved work plan will be made available to the public (see “Where to Find Information” on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that

documents the activities that were performed. A Remedial Action Work Plan (RAWP) will be submitted at a later date to address the final remedy for the site. The RAWP will be subject to a public comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**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:

<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](http://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.

# BROWNFIELD CLEANUP PROGRAM

**Site Location Map**  
**Willets Point Development – OU1**

