

(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

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C241146/>  
and at these location(s):

### Queens Public Library – Flushing Branch

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

### Queens Community Board 7

133-32 41<sup>st</sup> Road, Room 3B  
Flushing, NY 11355  
(718) 359-2800

*(Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.)*

## Who to Contact

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

### Project-Related Questions

Wendi Zheng, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-7541  
[Wendi.Zheng@dec.ny.gov](mailto:Wendi.Zheng@dec.ny.gov)

### Project-Related Health Questions

Harolyn Hood  
NYSDOH  
Empire State Plaza  
Corning Tower  
Albany, NY 12237  
(518) 473-4780  
[bee@health.ny.gov](mailto:bee@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)

# FACT SHEET

## Brownfield Cleanup Program

## Willetts Point Development

Operable Unit 1 (Phase 1A)  
126<sup>th</sup> Street/Willetts Point Blvd.  
Flushing, NY 11368

**SITE No. C241146**

**NYSDEC REGION 2**

**February 2021**

## 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 Willetts Point - Operable Unit 1 ([OU-1]/Phase 1A) site ("site") located at 126<sup>th</sup> Street/Willetts Point Boulevard, Flushing, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), have determined that OU1 of the site does not pose a significant threat to public health or the environment.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **February 18 through April 4, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241146/>.
- 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 Track 4 Restricted-Residential Use remedy consists of:

- Excavation, stockpiling, off-site transport, and disposal of approximately 30,000 cubic yards of contaminated soil/fill;
- Dewatering and groundwater treatment to facilitate the removal of contaminated soil;
- Construction of a groundwater containment cutoff wall and implementation of in-situ (in-place) groundwater treatment in the northeast portion of the site;
- Collection and analysis of soil samples to document post-excavation conditions;
- Backfilling remedial excavations with material that meets the established soil cleanup objectives for use as backfill;
- Installation and maintenance of a site cover system;
- Implementation a Construction Health and Safety Plan (CHASP) and Community Air Monitoring Plan (CAMP) to protect on-site workers, the community, and the environment during remediation;

# BROWNFIELD CLEANUP PROGRAM

- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the Engineering Controls (EC) and would include provisions to facilitate future development; and
- Recording of an Environmental Easement (EE) to ensure proper use of the site.

The proposed remedy was developed by The Queens Development Group, LLC (QDG); QDG Hotel Partners, LLC; QDG 126th Street Partners, LLC; QDG Parking Partners, LLC; and QDG Retail Partners, LLC (collectively the “applicants”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A draft Remedial Investigation Report (RIR), which describes the results of the site investigation was submitted concurrently with the draft RAWP and is also available for review at the locations identified on Page 1. In addition, an Interim Remedial Measure (IRM) was implemented to remove petroleum-contaminated soil in three areas of the site. The IRM activities are described in a Construction Completion Report (CCR) which 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 applicant(s) 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 Willets Point OU-1 (Phase 1A) BCP site is 7.803 acres and comprises portions of Willets Point Boulevard, Former 38<sup>th</sup> Avenue, and Blocks 1826 and 1833. The site was most recently developed with several one-story auto repair shops along the eastern portion of Willets Point Boulevard. Previous OU-1 site buildings have all been demolished. Adjacent properties include Citi Field, various industrial- and commercial-use properties, and the Metropolitan Transit Authority (MTA) No. 7 subway train line along the southern perimeter.

Prior to the 1900s, the Willets Point area was a tidally influenced salt marsh. From the early 1900s to the early 1930s,

the area was used as a landfill for coal ash from residential and municipal heating operations in New York City. In the late 1930s Willets Point was graded and developed primarily with automotive repair shops, filling stations, and scrapyards.

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:

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

**Summary of the Investigation:** The primary contaminants of concern related to historic filling and automotive repair operations at the site include petroleum-related volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, and metals. Contaminants of concern identified in groundwater include petroleum-related VOCs, SVOCs, PCBs and dissolved metals. Soil vapor at the site is impacted with petroleum-related VOCs. Chlorinated VOCs in soil and groundwater were identified in one area of the site (northwest region). The chlorinated VOC tetrachloroethene (PCE) was detected in soil vapor samples throughout 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:

<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](http://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

#### 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>

# BROWNFIELD CLEANUP PROGRAM

## OU-1 Site Location

