

(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

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 41st 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 21st Street
Long Island City, NY 11101
(718) 482-7541
Wendi.Zheng@dec.ny.gov

Project-Related Health Questions

Harolyn Hood
NYSDOH
Empire State Plaza
Corning Tower Rm 1787
Albany, NY 12237
(518) 473-4780
beei@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

Willets Point Development

Operable Unit 1 (Phase 1A)
126th Street/Willets Point Blvd.
Flushing, NY 11368

June 2021

SITE No. C241146

NYSDEC REGION 2

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Willets Point - Operable Unit 1 ([OU-1]/ Phase 1A) located at 126th Street/Willets Point Boulevard, Flushing, NY. OU-1 is a 7.803-acre portion of the 23.5-acre Willets Point Development BCP site. Please see the map for the OU-1 location on page 3. The cleanup activities will be performed 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") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241146/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in June 2021 and last approximately 12 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for OU-1 is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- 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 subsurface groundwater containment cutoff wall and implementation of "in-situ" (in-place) groundwater treatment in the northeast portion of OU-1;
- 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;
- 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

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement (EE) to ensure proper use of the site.

Next Steps: After the applicants complete the cleanup activities, they will prepare a Construction Completion Report (CCR) for OU-1 and submit it to NYSDEC. The CCR will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved for OU-1. Following completion of cleanup activities of the overall Willets Point Development BCP site, a Final Engineering Report (FER) will be prepared and submitted to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved at the Willets Point Development BCP site. The CCR for OU-1 will be incorporated into the FER.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Willets Point Development BCP site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicants would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any Institutional Controls (for example, deed restrictions) or Engineering Controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Site Description: OU-1 (Phase 1A) of the Willets Point Development BCP site is 7.803 acres and comprises portions of Willets Point Boulevard, Former 38th Avenue, and Blocks 1826, 1827, and 1833. OU-1 was most recently developed with several one-story auto repair shops along the eastern portion of Willets Point Boulevard. Previous OU-1 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. The planned redevelopment activities on OU-1 include construction of several affordable housing buildings (including senior housing), a public school, and pedestrian amenities.

Additional OU-1 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/externalapps/derexternal/index.cfm?pageid=3>

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 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

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 Location

