



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 – Central Library
89-11 Merrick Boulevard
Queens, NY 11432
(718) 990-0700

Queens Community Board 7
30-50 Whitestone Expressway, Suite 205
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
Albany, NY 12237
(518) 473-4780
bee@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 2 (Phase 2)
126th Street/Willets Point Blvd.
Flushing, NY 11368

April 2022

SITE No. C241146
NYSDEC REGION 2

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 Willets Point - Operable Unit 2 ([OU-2]/Phase 2) site ("site") located at 126th Street/Willets 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) has determined that 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 **April 14, 2022 through May 28, 2022.**

- 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:

- Implementation of 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 and construction activities;
- Excavation, stockpiling, off-site transport, and disposal of approximately 60,600 cubic yards of contaminated soil/fill;
- Removal, decommissioning, and off-site disposal of any encountered underground storage tanks (UST) and/or associated appurtenances (e.g., fill lines, vent line, and electrical conduit);
- Collection and analysis of documentation soil samples to document post-excavation conditions;
- Placement of a physical demarcation layer where contamination remains at the excavation bottom prior to backfilling;
- Backfilling remedial excavations with material that meets the established soil cleanup objectives for use as backfill;
- Construction of a groundwater containment cutoff wall and implementation of in-situ (in-place) groundwater treatment in the northeastern part of the site;

BROWNFIELD CLEANUP PROGRAM

- Post-treatment groundwater monitoring to assess the effectiveness of the remedy;
- Installation and maintenance of a site cover system;
- 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 “Remedial Investigation Report”, which describes the results of the site investigation was submitted previously 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 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-2 (Phase 2) portion of the BCP site is 15.084 acres and includes Queens Tax Blocks 1824 and 1825 and portions of Blocks 1820, 1822, 1823, 1826, 1827, and 1833. With the exception of an unauthorized active auto body shop located in the southwest corner of Block 1825, Lot 1, OU-2 is vacant. Eight existing buildings and two derelict structures remain on OU-2, which will be demolished prior to the remedial activities. 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/external/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern in soil at OU-2 include petroleum-related volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, metals, perfluorooctanoic acid (PFOA), and perfluorooctanesulfonic acid (PFOS) throughout the site. Contaminants of concern identified in groundwater include petroleum-related VOCs, SVOCs, metals, and 1,4-dioxane. Soil vapor at the site is impacted with petroleum-related VOCs and chlorinated VOCs (CVOCs).

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

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-2 Site Location

