



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
Jamaica, NY 11432
(718) 990-0700

Queens Community Board 7
30-50 Whitestone Expressway, Suite 205
Flushing, NY 11355
(718) 359-2800
qn07@cb.nyc.gov

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
beci@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

Phase 1 Housing Building 1 and 2
126-01 Roosevelt Ave, 126-43 39th
Ave., & 126-55 39th Ave.
Queens, NY 11356

January 2024

SITE No. C241146
NYSDEC REGION 2

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Willets Point Development Phase 1 Housing Building 1 and 2 site ("site") located at 126-01 Roosevelt Avenue, 126-43 39th Avenue and 126-55 39th Avenue, Queens, NY under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by the Queens Development Group, LLC (QDG); QDG Hotel Partners, LLC; QDG 126th Street Partners, LLC; QDG Parking Partners, LLC; QDG Retail Partners, LLC; Willets Point Phase I Owner, LLC; and Willets Point Phase I LIHTC Owner, L.P. (collectively, the "applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC 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."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Remedial excavation and off-site disposal of about 29,234 tons of soil and fill exceeding the Protection of Groundwater Soil Cleanup Objectives (SCOs) and Restricted Use Restricted Residential SCOs, the site-specific cleanup criteria;
- Capping of excavated areas with a site cover system consisting of at least two feet of certified-clean fill;
- Any new on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of any vapors into the building from groundwater;
- Establishment of an NYSDEC-approved Site Management Plan (SMP) to provide for long-term management of Engineering Controls (ECs) and Institutional Controls (ICs), including the performance of periodic inspections and certification that the controls are performing as they were intended. Inclusion of a requirement in the SMP to evaluate future proposed structures for soil vapor intrusion;

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement to ensure implementation of the SMP and mandate that future owners continue to maintain ECs and ICs

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Site Cover System

Next Steps: With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is located in the Willets Point neighborhood of Queens, NY and identified as Block 1833, Lots 120, 130, and 135. The 3.114-acre site was accepted into the BCP as a part of the former Willets Point Development BCP Site (see attached site location map). The site is bound by the Willets Point Development Phase 1 Senior Housing BCP Site (Site No. C241146B) to the north, future roadways to the east, Roosevelt Avenue and the Metropolitan Transit Authority No. 7 aboveground subway train line to the south,

and the Willets Point Triangle Parcel BCP Site (Site No. C241146E) to the west.

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 site will be redeveloped with affordable housing buildings with associated infrastructure and utility improvements.

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/x/xtapps/dereexternal/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 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

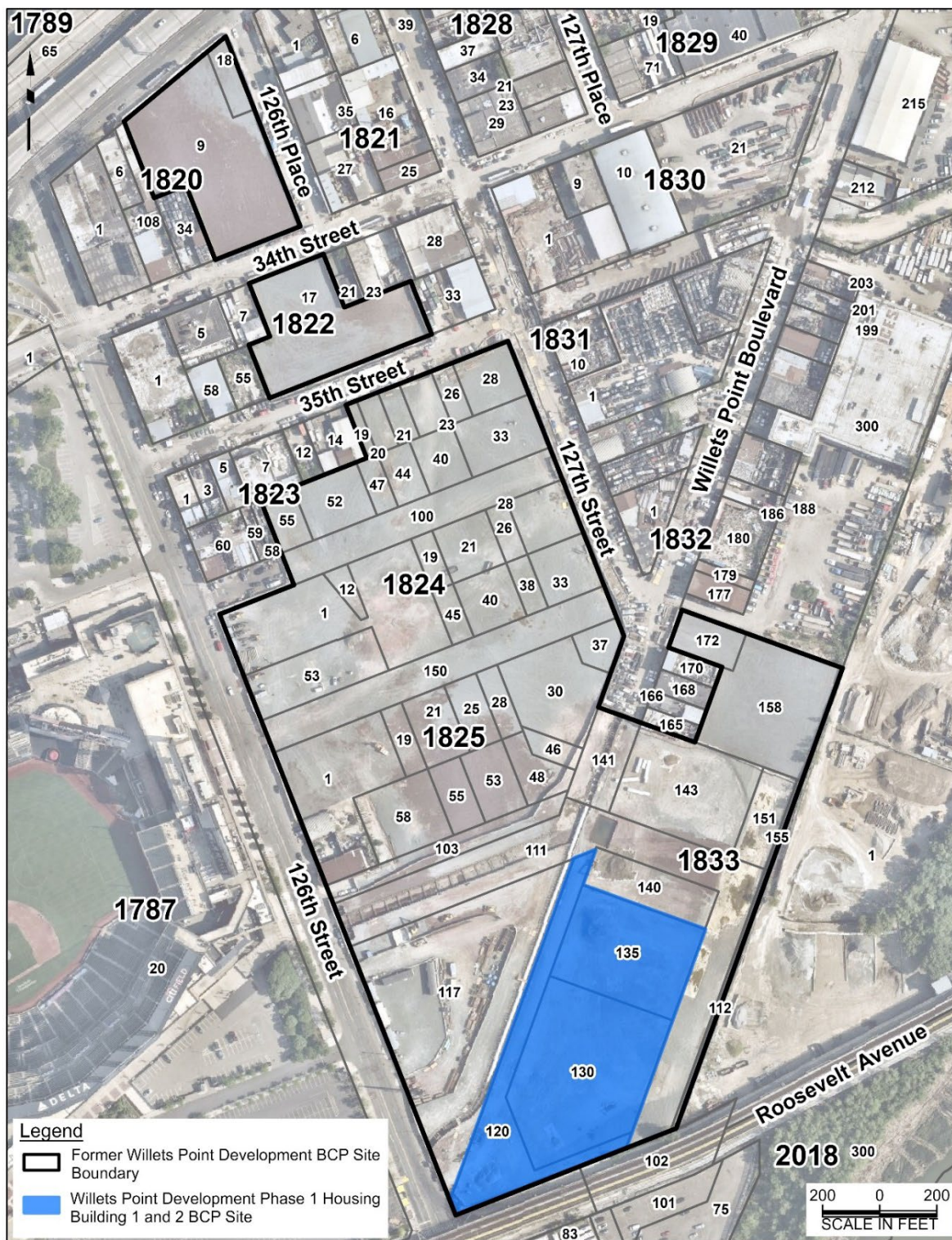
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: www.dec.ny.gov/pubs/109457.html

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Wendi Zheng, (718) 482-7541, Wendi.Zheng@dec.ny.gov