

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

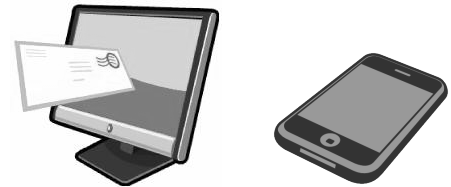
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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

FACT SHEET

Brownfield Cleanup Program

Willets Point Development

Phase 1 Senior Housing

38-02 126th Lane

Queens, NY 11356

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C241146B/>

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 always 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
beci@health.ny.gov

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

March 2024

SITE No. C241146B

NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Willets Point Development Phase 1 Senior Housing site ("site") located at 38-02 126th Lane, Queens, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 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). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the drafted (FER) and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241146B/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation and off-site disposal of about 7,300 tons of fill and soil exceeding the Protection of Groundwater Soil Cleanup Objectives (SCOs) and 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;
- Construction of a groundwater containment cutoff wall consisting of sealed-seam steel sheet piles to the east of the site to mitigate recontamination from off-site sources;
- 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.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicants would be able to redevelop the site after receiving a COC. In addition, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The site is located in the Willetts Point neighborhood of Queens, NY and identified as Block 1833, Lot 140. The 0.370-acre site was accepted into the BCP as a part of the former Willetts Point Development BCP Site (see attached site location map). The site is bound by future roadways (Block 1833, Lot 111) to the north and east; and the Willetts Point Development Phase 1 Housing Building 1 and 2 BCP Site (Site No. C241146) to the south and west.

Prior to the 1900s, the Willetts 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 Willetts Point was graded and developed primarily with automotive repair shops, filling stations, and scrapyards.

The site was remediated as a part of Operable Unit 1 of the former Willetts Point Development BCP Site. The site will be redeveloped with a senior affordable housing rental building. The former Willetts Point Development BCP Site, inclusive of Operable Unit 1, was subdivided into eight sites to correlate with future development. Remediation is complete or nearing completion within the area comprising the entire former Willetts Point Development BCP Site and FER submissions documenting remediation of the other newly subdivided BCP sites are pending.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241146B) at:

<https://www.dec.ny.gov/cfm/xtapps/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 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

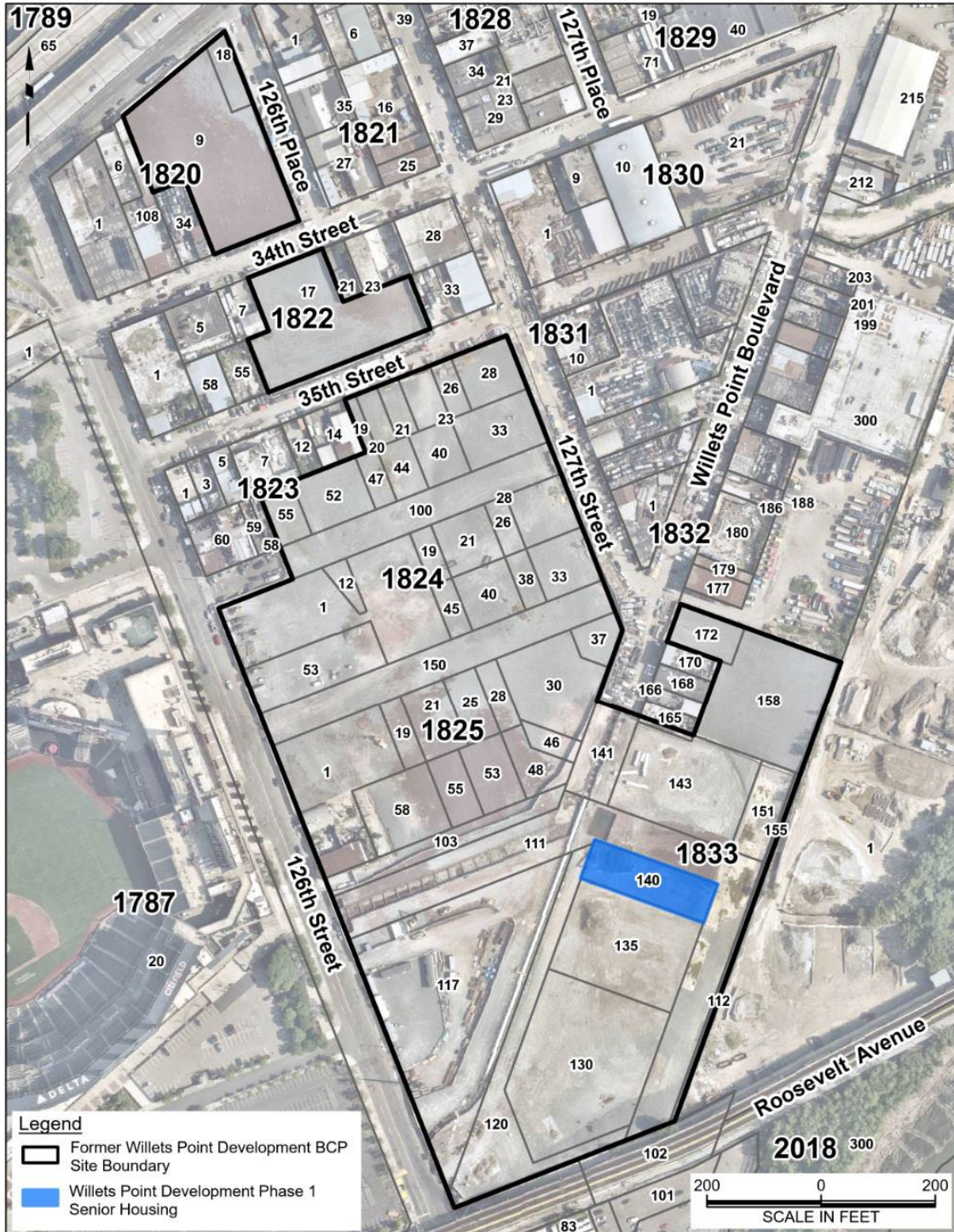
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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, WendiZheng@dec.ny.gov