



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these locations:
<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 welcome and should be directed as follows:

Project-Related Questions
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Long Island City, NY 11101
(718) 482-7541
Wendi.Zheng@dec.ny.gov

Project-Related Health Questions
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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:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

Willets Point Development
Phase 1 Senior Housing
38-02 126th Lane
Queens, NY 11356

July 2024

SITE No. C241146B
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 Senior Housing site ("site") located at 38-02 126th Lane, 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 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 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://extapps.dec.ny.gov/data/DecDocs/C241146B/>
- 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 7,300 tons of fill and soil 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 clean fill;
- Construction of a groundwater containment cutoff wall consisting of sealed-seam steel sheet piles to the east of the site to minimize 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

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

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been 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 ICs have been put in place on the site:

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

The following ECs have been or will be put in place on the site:

- Site Cover System
- Vapor Mitigation

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, Lot 140. The 0.370-acre site was accepted into the BCP as a part of the former Willets Point Development Site (see attached site location map). The site is bound by future roadways (Block 1833, Lot 111) to the north and east; and the Willets Point Development Phase 1 Housing Building 1 and 2 BCP Site (Site No. C241146) to the south and 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 was remediated as a part of Operable Unit 1 of the former Willets Point Development BCP Site. The site will be redeveloped with a senior affordable housing rental building. The former Willets Point Development BCP Site, inclusive of Operable Unit 1, was subdivided into eight sites to correlate with future development. Remediation is complete within the area comprising the entire former Willets 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://extapps.dec.ny.gov/cfm/extapps/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://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:

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

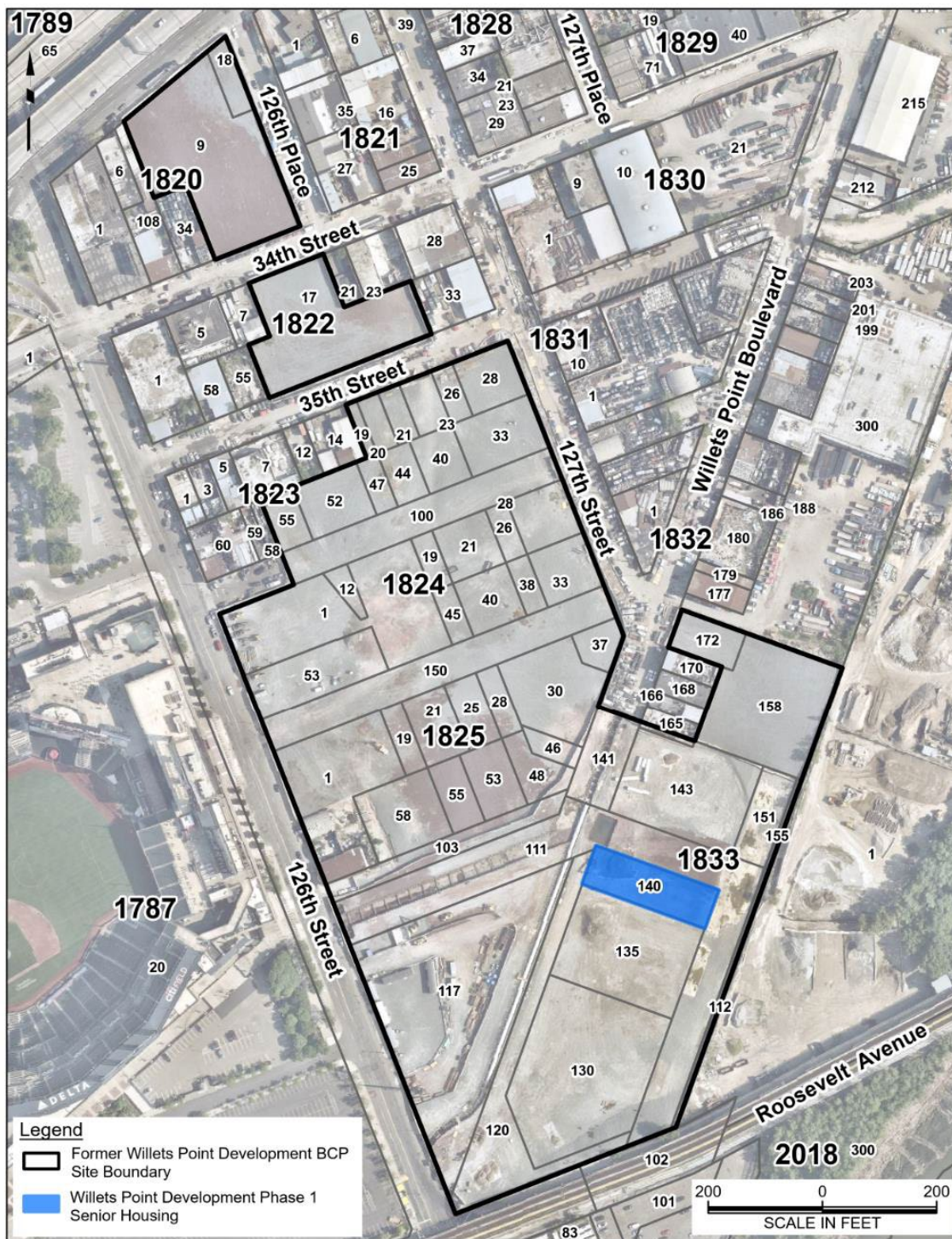
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





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