



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C241146D/>

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 11354
(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

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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
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

SCA School
38-15 126th Lane (a/k/a N/A W Willets Point Blvd.)
Queens, NY 11368

February 2025

SITE No. C241146D

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 SCA School site ("site") located at 38-15 126th Lane (a/k/a N/A Willets Point Blvd.), Queens, NY under New York State's Brownfield Cleanup Program (BCP) 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/C241146D/>
- The documents also are available at the locations 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 almost 23,000 tons of fill and soil exceeding the Protection of Groundwater Soil Cleanup Objectives (SCOs) and Restricted Residential Use 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 mitigate recontamination from off-site sources;
- Enhanced in-situ (i.e., in place) groundwater bioremediation through the use of amendments to break down site contaminants;
- 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

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

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 in the Willets Point neighborhood of Queens, NY and identified as a part of Block 1833, Lot 143. The 0.857-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 bounded by Willets Point Development L-Parcel BCP Site (Site No. C241146H) and automotive and wrecking facilities to the north; by future roadways to the east; by future roadways followed by the Willets Point Development Phase 1 Senior Housing BCP Site (Site No. C241146B) to the south; and Willets Point Boulevard followed by the Willets Point Development Stadium BCP Site (Site No. C241146C) 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 was remediated as a part of Operable Unit 1 of the former Willets Point Development BCP Site. The site will be redeveloped with a New York City public school.

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 or nearing completion 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, C241146D) at:

<https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

Brownfield Cleanup Program: New York's 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 SCOs 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>

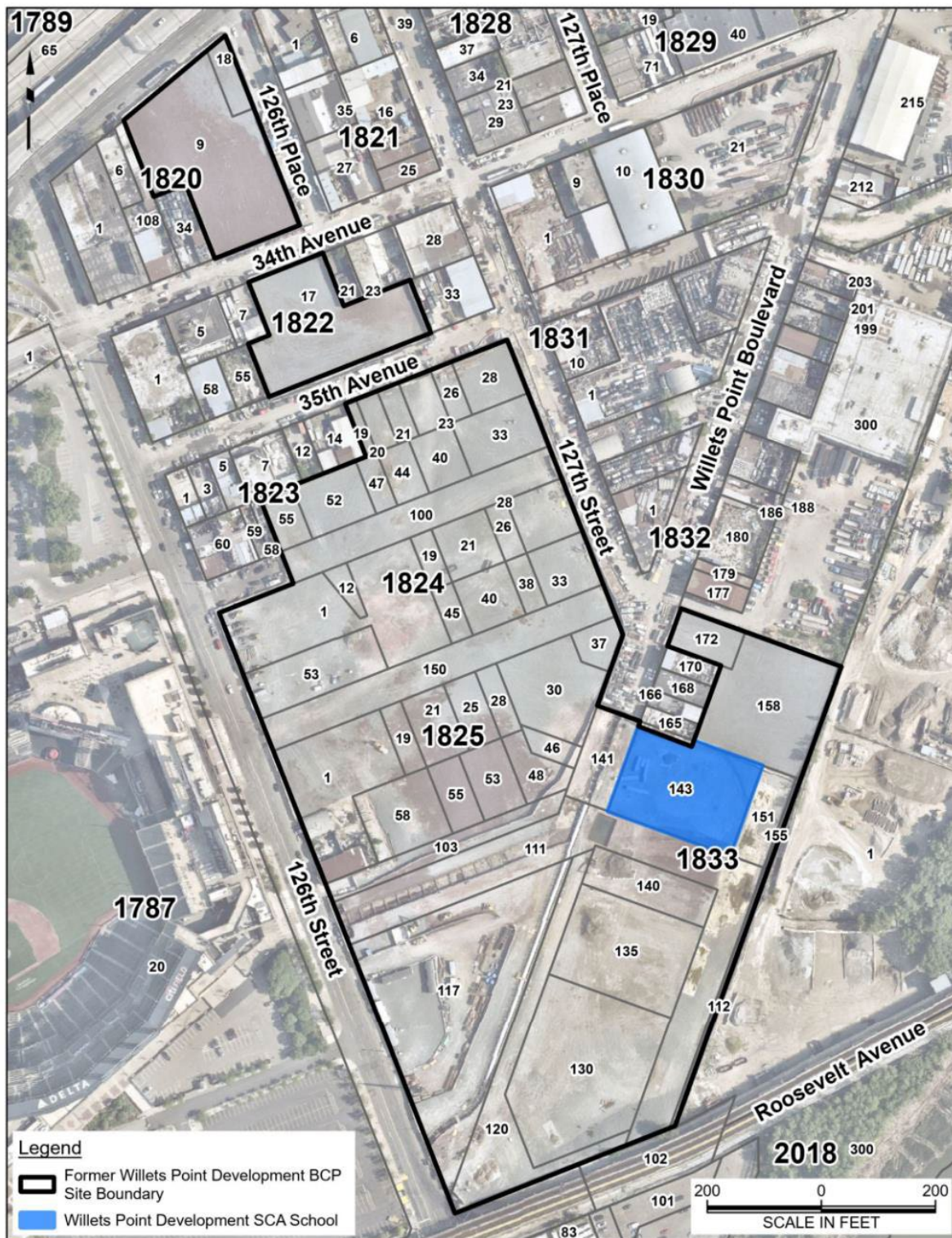
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

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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.
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Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
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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.

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