

**(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:**

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

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

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C241146F/>

**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.go](mailto:qn07@cb.nyc.go)

## Who to Contact

Comments and questions are welcome and should be directed as follows:

**Project-Related Questions**  
Wendi Zheng, Project Manager  
NYSDEC  
47-20 21<sup>st</sup> Street  
Long Island City, NY 11101  
(518) 473-4780  
[Wendi.Zheng@dec.ny.gov](mailto: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  
[beei@health.ny.gov](mailto:beei@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

Willetts Point Development  
T-Parcel  
126-36 34<sup>th</sup> Avenue  
Queens, NY 11368

November 2024

**SITE No. C241146F**  
**NYSDEC REGION 2**

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Willetts Point Development T-Parcel site ("site") located at 126-36 34<sup>th</sup> Avenue, Queens, Queens County 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 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 proposed 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 project documents online through the DECinfo Locator:  
<https://extapps.dec.ny.gov/data/DecDocs/C241146F/>
- 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:

- Remedial excavation and offsite disposal of almost 5,500 tons of fill and soil exceeding the Protection of Groundwater Soil Cleanup Objectives (SCO) and Restricted Residential SCOs, the site-specific cleanup criteria, as well as 20 tons of polychlorinated biphenyl (PCB)-impacted fill and soil, and 13.5 tons of hazardous lead-impacted soil.
- Enhanced in-situ (i.e. in place) groundwater bioremediation through the injections of carbon and other materials to break down site contaminants;
- Capping of excavated areas with a site cover system consisting of at least two feet of certified-clean fill.
- The potential for vapor intrusion must be evaluated for any buildings developed within the site and any potential impacts that are identified must be monitored or mitigated.
- Establishment of a 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.
- Recording of an Environmental Easement to ensure implementation of the SMP and mandate the future owners continue to maintain ECs and ICs.

# BROWNFIELD CLEANUP PROGRAM

**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 applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) 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 Willetts Point Development T-Parcel Brownfield Cleanup Program (BCP) site (hereinafter referred to as "the Site") is located in a former industrial zone in the Borough of Queens and has a total area of 1.022 acres. The Site is comprised of Queens Borough Tax Block 1822, Lot 17. The Site is bound by 34<sup>th</sup> Avenue followed by the Willetts Point Development Northern Parcel BCP site (Site No. C241146G) to the north; by automotive repair facilities and a recycling center to the east; by 35<sup>th</sup> Avenue followed by the Willetts Point Development Stadium BCP site (Site No. C241146C) to the south; and by automotive repair facilities, a carpet cleaning business, and a marble contractor to the west.

Prior to the 1900s, the Willetts Point area was a tidally influenced salt marsh. From the early 1900s to the early 1930s, the Willetts Point area was used as a dumping ground for coal ash from residential and municipal heating operations in greater New York City. In the late 1930s, Willetts Point and nearby Flushing Corona Park were graded and redeveloped.

The site was remediated as a part of Operable Unit 1 and 2 of the former Willetts Point Development BCP site. The former Willetts Point Development BCP site, inclusive of Operable Unit 1 and 2, 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. BCP Site No. C241146 received a COC on December 28, 2023, BCP Site No. C241146C received a COC on May 1, 2024, BCP Site No. C241146B received a COC on July 18, 2024, BCP Site No. C241146E received a COC on September 10, 2024, and FER submissions documenting remediation of the other newly subdivided BCP Sites are pending. There are no current plans for building development at the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241146F) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pag eid=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 DEC 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>

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***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.***

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## 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.

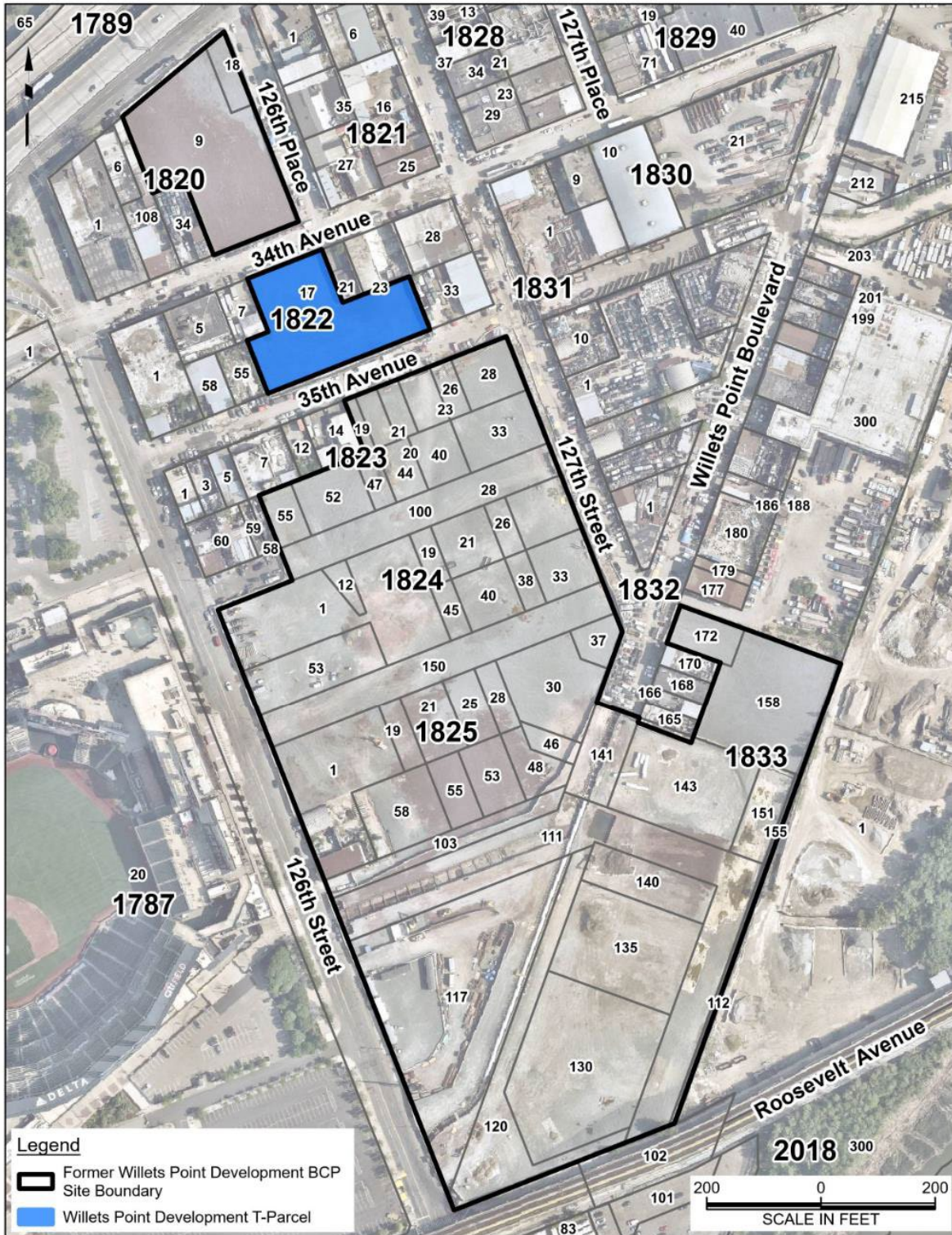
## DECinfo Locator

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!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	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。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	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.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	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](mailto:wendi.zheng@dec.ny.gov)