



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

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

December 2024

SITE No. C241146F  
NYSDEC REGION 2

## 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.gov](mailto: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  
47-20 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>

## 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 T-Parcel site ("site") located at 126-36 34<sup>th</sup> Avenue, Queens County, 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 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/C241146F/>
- 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 offsite disposal of almost 5,500 tons of fill and soil exceeding the Protection of Groundwater Soil Cleanup Objectives (SCO) and Restricted Use 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 injection 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 will 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.

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**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 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:

- Cover System

**Next Steps:** With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is 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 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 Units 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?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>

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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.

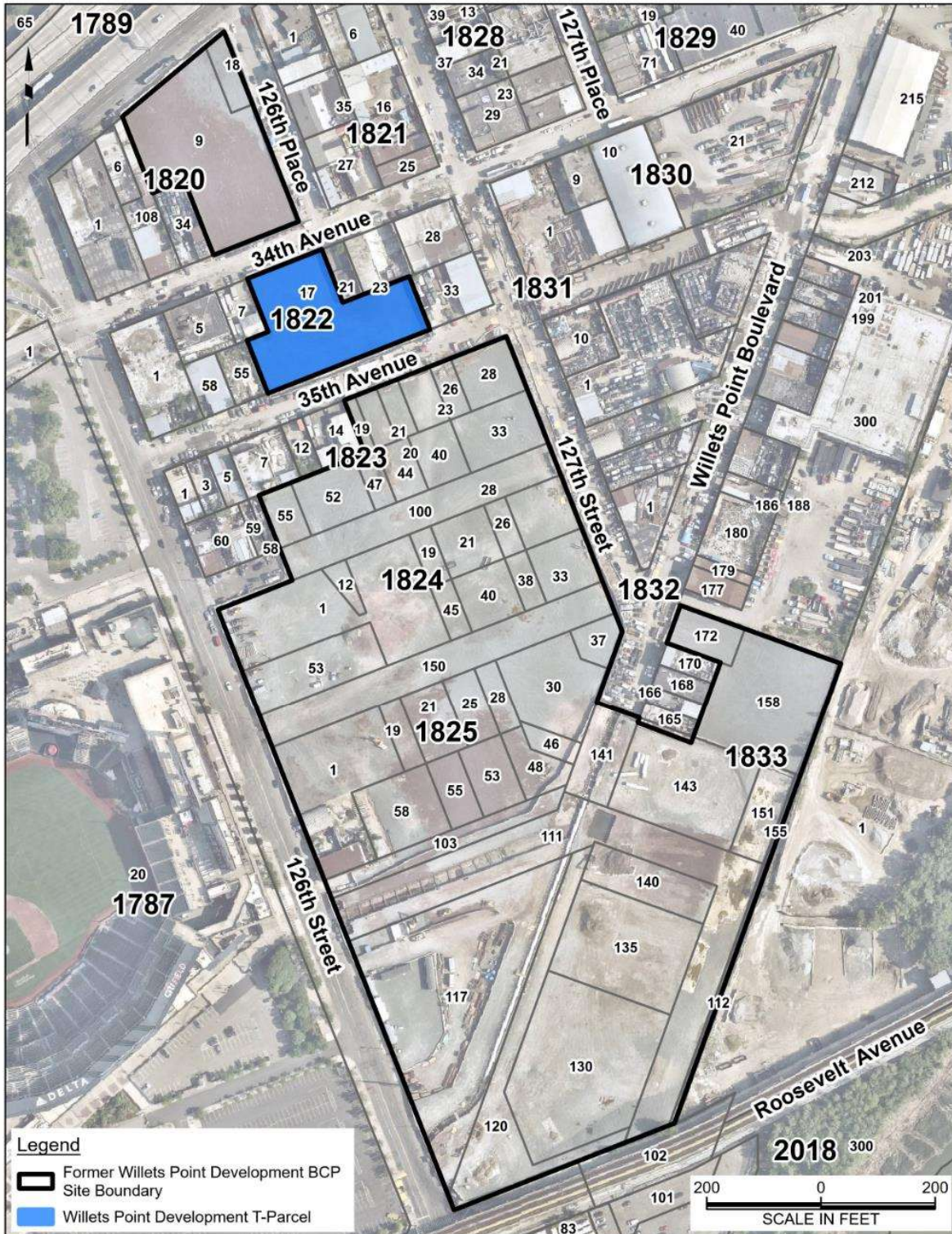
## DECinfo Locator

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>



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## Site Location





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