

(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

Jackson Heights Shopping Center
75-11 31st Avenue
Jackson Heights, NY 11370

SITE No. C241176

NYSDEC REGION 2

December 2018

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

Where to Find Information:
Project documents are available at the following location(s) to help the public stay informed.

**Office of State Assemblyman
Michael DenDekker**
75-35 31st Avenue
Suite 206B (2nd Floor)
East Elmhurst, NY 11370
(718) 457-0384

Langston Hughes Queens Library
100-01 Northern Boulevard
Corona, NY 11368
(718) 651-1100

Queens Community Board #3
82-11 37th Avenue, Suite 606
Jackson Heights, NY 11372
(718) 458-2707

Who to Contact:
Comments and questions are always welcome and should be directed as follows:

Project-Related Questions
Sadique Ahmed, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
(518) 402-9656
sadique.ahmed@dec.ny.gov

Project-Related Health Questions
Angela Martin
NYSDOH
Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

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

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the Jackson Heights Shopping Center ("site") located at 75-11 31st Avenue, Jackson Heights, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

Remedial Investigation Report: The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by Allied Jackson Heights, LLC ("applicant(s)").

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Jackson Heights Shopping Center ("site") located at 75-11 31st Avenue, Jackson Heights, Queens County. Please see the map for the site location.

How to Comment: NYSDEC is also accepting written comments about the proposed plan for 45 days, from **December 19, 2018 through February 4, 2019**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Use remedy consists of:

- Cover system: A site cover currently exists in areas not occupied by buildings and will be maintained to allow for commercial use of the site. Any site redevelopment will maintain the existing site cover.
- In-situ ("In-place") chemical oxidation injection to treat soil and groundwater.

The chemical oxidant will be injected uniformly through 20 temporary injection points to a treatment depth of 6-23 feet below surface. The goal of the injection program is to break down remaining contamination into harmless compounds.

- Vapor Mitigation: Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from soil and/or groundwater.
- Implementation of a Site Management Plan (SMP) will be required for long-term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Allied Jackson Heights, LLC (“applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). The “Remedial Investigation Report”, which describes the results of the site investigation is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is located on the north side of 31st Avenue, between 75th and 77th Streets within a mixed commercial and residential area of Queens County. The 1.2-acre site is currently developed with one large contiguous "L-shaped" retail building, mostly occupied by various commercial offices and retail tenants including a dry cleaner. The site is located within a larger 5.8-acre parcel known as the Jackson Heights Shopping Center. On-site operations consist of typical commercial, retail, dry cleaning and maintenance activities. The subject site has housed a dry cleaning business from approximately 1979 to the present.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241176) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are the chlorinated volatile organic compounds tetrachloroethylene and its degradation products trichloroethylene, cis 1,2-dichloroethylene and vinyl chloride. Soil and groundwater contamination are confined to one location behind the dry-cleaning operation. However, contamination in soil vapor was detected throughout the site area.

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:

<http://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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/ announcements for all contaminated sites in the county(ies) you select.

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

BROWNFIELD CLEANUP PROGRAM

Site Location Map

