



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these locations:

Queens Library at Richmond Hill

118-14 Hillside Avenue
Richmond Hill, NY 11418
Tel.: (718) 849-7150

Queens Community Board 9

120-55 Queens Boulevard, Rm. 310A
Kew Gardens, NY 11424
Tel.: (718) 286-2686

(*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online DECinfo Locator, please contact the NYSDEC project manager listed below for assistance.)

Who to Contact:

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

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

Project-Related Health Questions

Angela Martin
NYSDOH
Bureau of Environmental Exposure
Investigation
Corning Tower, Rm 1787
Albany, NY 12237
(518) 473-4671
beei@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

124-22 Queens Boulevard,
Kew Gardens Site
124-22 Queens Boulevard
Kew Gardens, NY 11415

December 2020

SITE No. C241177
NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 124-22 Queens Boulevard, Kew Gardens Site ("site") located at 124-22 Queens Boulevard, Kew Gardens, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Luciano, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC and NYSDOH 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://www.dec.ny.gov/data/DecDocs/C241177/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Excavation and proper disposal of approximately 370 tons of hazardous tetrachloroethylene (PCE)-impacted soils;
- Excavation and proper disposal of 5,300 tons of soil that exceeded restricted residential use soil cleanup objectives (RRSCOs);
- Installation of a soil vapor extraction (SVE) system to treat contaminated soil;
- In-situ ("in-place") chemical oxidation (ISCO) injections to address residual groundwater contamination at the property and reduce the potential of plume migration past the property boundary;
- Installation of a sub-slab depressurization system (SSDS) and vapor barrier to address the potential for soil vapor intrusion;

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- Performance of air monitoring for volatile organic compounds (VOCs) and particulate matter at upwind and downwind monitoring stations at the perimeter of the site during all remedial activities in accordance with the Community Air Monitoring Program (CAMP); and
- Recording an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the Site Management Plan (SMP).

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 applicants would be able to redevelop the site after receiving a COC. In addition, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The site is located on the west side of Queens Blvd. between 82nd Avenue and 82nd Road. The site has an area of 0.180 acres. The site was previously occupied by a two-story commercial building with a partial basement that was demolished in 2017. The building had four commercial units, one of which had been occupied by a dry-cleaner. The building had a footprint of approximately 4,800 square feet and was built in 1951. The site will be redeveloped into a 11-story mixed used building with a basement. Commercial space on the first through third floors and residential space from fourth through eleven floors.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the site ID, C241177) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/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:

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

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://www.dec.ny.gov/pubs/109457.html>

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Site Location

