

# **The Crossing at Jamaica Station**

**QUEENS, NEW YORK**

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## **Periodic Review Report**

**April 26, 2020 to April 26, 2023**

**NYSDEC Site Number: C241183**

### **Prepared for:**

CJ Plaza One LLC  
767 Third Avenue, 33<sup>rd</sup> Floor  
New York, New York, 1001

### **Prepared by:**



AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
212-696-0670

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**MAY 2023**

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**P.E. CERTIFICATION**

I, Michelle Lapin, P.E., am currently a registered professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the Site Management Plan protocols, and I certify that the documentation of site management activities is accurately presented in the Periodic Review Report for the Crossing at Jamaica Station, BCP Site No. C241183 (the "Site").

For each institutional or engineering control identified for the Site, I certify that all of the following statements are true:

- a) The institutional controls and engineering controls employed at this Site are unchanged from the date the controls were put in place, or last approved by the New York State Department of Environmental Conservation (NYSDEC) Division of Environmental Remediation (DER);
- b) Nothing has occurred that would impair the ability of such control to protect public health and the environment;
- c) Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and
- d) Access to the Site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.

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Michelle Lapin, P.E.

May 22, 2023



NYS Professional Engineer #073934-1

Date

Signature

## EXECUTIVE SUMMARY

This Periodic Review Report (PRR) was prepared for the Crossing at Jamaica Station site, an approximately 1.57-acre parcel located at 147-22 Archer Avenue in the Jamaica section of Queens, New York (the “Site”), as indicated on Figure 1. The Site is also identified as Tax Block 9998, Lots 91 and 95 on the New York City Tax Map. The Site is bounded by: Archer Avenue to the north, followed by commercial and industrial uses; a commercial building to the east; the Long Island Rail Road (LIRR) to the south; and Sutphin Boulevard to the west, followed by the LIRR. The Site consists of two mixed-use buildings (a 30-story high-rise building on the western portion of the Site and a 14-story mid-rise building on the eastern portion of the Site) containing approximately 669 affordable residential units. The interior construction of the buildings has been completed; the buildings are occupied and currently leasing residential and retail units. The buildings occupy the entire Site and include cellar-level mechanical/utility space, with some limited commercial use including a Chipotle fast food restaurant, first-floor commercial space, and affordable housing above.

The Site was remediated under the New York Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) in accordance with Brownfield Cleanup Agreement (BCA) Index No. C241183-04-16, which was executed in May 2016 (amended June 9, 2017). Remediation was conducted in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP) and Decision Document (DD) to achieve a Track 1 Cleanup meeting the Unrestricted Use Soil Cleanup Objectives (UUSCOs) in cellar areas and Track 4 Cleanup in areas outside of the cellar footprints, as indicated on Figure 2. Following completion of remediation, as documented in the Final Engineering Report (FER), NYSDEC issued the Certificate of Completion (COC) in December 2018. Post-remediation Site monitoring requirements were established in the Site Management Plan (SMP) dated November 2018.

The purpose of this PRR is to document the Site management activities and findings associated with the Institutional Controls and Engineering Controls (ICs/ECs) for the April 26, 2020 to April 26, 2023 reporting period, and to certify that these controls are being implemented in accordance with the SMP since the COC was issued.

Based on the inspections and data summarized in this report, the following conclusions and recommendations were developed:

- The IC/EC Certification Form for the Site was completed based on results from the Site inspection described in this report. The inspection findings indicate that all ICs/ECs at the Site remain in place and effective.
- The composite cover system and vapor barrier components remain in good condition and have not been breached or compromised.

In summary, the remedy remains effective and protective of human health and the environment and remains in compliance with the requirements set forth in the SMP. Periodic inspections, including annual Site-wide and composite cover system inspections, will continue to be performed in accordance with the SMP.

## 1.0 INTRODUCTION

This Periodic Review Report (PRR) was prepared for the Crossing at Jamaica Station site, an approximately 1.57-acre parcel located at 147-22 Archer Avenue in the Jamaica section of Queens, New York (the “Site”), as indicated on Figure 1. The Site is also identified as Tax Block 9998, Lots 91 and 95 on the New York City Tax Map. The Site is bounded by: Archer Avenue to the north, followed by commercial and industrial uses; a commercial building to the east; the Long Island Rail Road (LIRR) to the south; and Sutphin Boulevard to the west, followed by the LIRR. The Site consists of two mixed-use buildings (a 30-story high-rise building on the western portion of the Site and a 14-story mid-rise building on the eastern portion of the Site) containing approximately 669 affordable residential units. The interior construction of the buildings has been completed; the buildings are occupied and currently leasing residential and retail units. The buildings occupy the entire Site and include cellar-level mechanical/utility space, with some limited commercial use including a Chipotle fast food restaurant, first-floor commercial space, and affordable housing above.

The Site was remediated under the New York Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) in accordance with Brownfield Cleanup Agreement (BCA) Index No. C241183-04-16, which was executed in May 2016 (amended June 9, 2017). Remediation was conducted in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP) and Decision Document (DD) to achieve a Track 1 Cleanup meeting the Unrestricted Use Soil Cleanup Objectives (UUSCOs) in cellar areas, and Track 4 Cleanup in areas outside of the cellar footprints, as indicated on Figure 2. Following completion of remediation, as documented in the Final Engineering Report (FER), NYSDEC issued the Certificate of Completion (COC) in December 2018. Post-remediation Site monitoring requirements were established in the Site Management Plan (SMP) dated November 2018.

The purpose of this PRR is to document the Site management activities and findings associated with the Institutional Controls and Engineering Controls (ICs/ECs) for the April 26, 2020 to April 26, 2023 reporting period within Track 4 Cleanup areas, and to certify that these controls are being implemented in accordance with the SMP since the COC was issued.

## 2.0 BACKGROUND

### 2.1 Site Description

The Site consists of two mixed-use buildings (a 30-story high-rise building on the western portion of the Site and a 14-story mid-rise building on the eastern portion of the Site) containing approximately 669 affordable residential units, with commercial uses and a lobby on the ground floor and mechanical space and storage areas in the cellar. The buildings occupy the entire Site and include cellar-level mechanical/utility space, first-floor commercial space, and affordable housing above (currently undergoing interior construction). Portions of the cellar and first floor contained staged construction materials for the ongoing construction at the time of the inspection.

### 2.2 Geology and Hydrogeology

Topography is generally level. Based on reports compiled by the U.S. Geological Survey (Jamaica Quadrangle), the Site is approximately 49 feet above the mean sea level.

Soil observed during the Remedial Investigation (RI) consisted of primarily sand with varying amounts of gravel and silt. Fill was observed in the soil borings to varying depths up to approximately 13 feet below grade (fbg) and contained concrete, gravel, brick, and asphalt. The fill was underlain by apparent native sand, silt and gravel. Bedrock was not encountered in any of the borings, which were advanced to a maximum depth of approximately 18 fbg.

During well development and groundwater sampling conducted as part of the RI, groundwater was encountered between approximately 25 and 26.7 feet below grade in permanent monitoring wells. Groundwater beneath the Site was estimated to flow in an approximately southwesterly direction towards Jamaica Bay, located approximately 3.5 miles away. All permanent monitoring wells were removed during excavation activities.

### **2.3 Site History**

Historical reports indicate that the western and central portions of the Site included a filling station, a garage, a kitchen cabinet manufacturer, and a garage door company with two buried gasoline storage tanks between 1942 and 1951, and unspecified commercial uses and automotive repair shops between 1981 and 2007. The eastern portion of the Site included residential, commercial, and religious uses. In 2016, former structures were demolished and excavation for the current buildings was conducted between February 2017 and June 2018 in conjunction with the construction of the building foundations.

### **2.4 Nature and Extent of Contamination Prior to Remediation**

A Remedial Investigation (RI) was performed to characterize the nature and extent of contamination at the Site. The results of the RI are described in detail in AKRF's January 2017 Remedial Investigation Report (RIR). Generally, the RI determined that contamination identified at the Site was predominantly associated polycyclic aromatic hydrocarbons (PAHs), pesticides, and certain metals attributed to fill materials and limited elevated concentrations of volatile organic compounds (VOCs) in soil vapor.

## **3.0 SITE REMEDIATION**

### **3.1 Site Remediation**

The Site was remediated in accordance with AKRF's NYSDEC-approved Remedial Action Work Plan/Remedial Work Plan (RAWP) dated July 31, 2017.

The selected Remedial Action Objectives (RAOs) were designed to achieve the Track 4 remedial program (in areas outside of the building cellars), in accordance with Part 375-3.8(e) and Title 14 - § 27-1415, which imposes cleanup requirements consistent with the restricted use specific to this Site (i.e., residential and commercial use). The remedial action goals were designed to be protective of public health and the environment given the intended use of the Site and to remove or eliminate identifiable sources of contamination to the extent feasible. The following is a summary of the Remedial Actions performed at the Site:

- Removal of 12 on-site underground storage tanks (USTs) and associated contaminated soil;
- Excavation and disposal of soil for Site development;
- Installation of a vapor barrier beneath the foundation of the entire building structures at the Site;
- Installation of a Site cap in the form of structures and pavement; and
- Implementation of Institutional Controls (ICs), including a Site Management Plan (SMP) and Environmental Easement to ensure continual and proper management of any residual contamination.

### 3.1.1 Contaminated Materials Removal

Based on the applicable Site use (residential and commercial), the site-specific soil cleanup objectives (SSSCOs) for the primary contaminants of concern (COCs) for this Site are the 6 New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) in Track 4 Cleanup areas.

Following the removal of twelve underground storage tanks (USTs) encountered during excavation, endpoint samples were collected in accordance with the RAWP and DER-10, where applicable. These samples were analyzed for the NYSDEC CP-51 List of VOCs and SVOCs, as approved by the NYSDEC project manager. All of the UST endpoint soil samples met the site-specific soil cleanup objectives (SSSCOs) established in the RAWP.

A total of 19 tons of hazardous lead soil and 49,207 tons of non-hazardous soil were removed from the Site and transported for off-site disposal at the appropriate soil disposal receiving facilities. All contaminated soil was removed in accordance with the RAWP and Decision Document. Post-excavation endpoint samples indicated some exceedances of certain polycyclic aromatic hydrocarbons (PAHs) including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, chrysene and/or indeno(1,2,3-cd)pyrene above UUSCOs and/or RRSCOs outside of the cellar areas.

### 3.1.2 Site-Related Treatment Systems

No long-term treatment systems were installed as part of the Site remedy.

## 3.2 Engineering Controls

Since there is residual contaminated soil in some areas beneath the Site, Engineering Controls (ECs) are required to protect human health and the environment. Exposure to remaining contamination at the Site in Track 4 Cleanup areas is prevented by a cover system placed over the Site.

### Composite Cover System

Exposure to remaining contamination in soil/fill at the Site is prevented by a site cover placed over the Site. This cover system comprises a minimum of a one-foot concrete building slab over the entire Site, which is completely covered by building foundations and pavement; therefore, no other type of cover/cap is present.

## 3.3 Institutional Controls

A series of ICs are required by the RAWP to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and (3) limit the use and development of the Site to restricted residential uses only. Adherence to these ICs on the Site is required by the Environmental Easement and are implemented under the SMP. These ICs are:

- Compliance with the Environmental Easement and the SMP by the Grantor and the Grantor's successors and assigns;
- Inspection of all ECs on the Controlled Property at a frequency and in a manner defined in the SMP;
- Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP;

- Access to the Site must be provided to agents, employees, or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the EE; and
- In-ground vegetable gardens and farming on the Site are prohibited.

### **3.4 Post-Remedial Construction Activities**

No further on-site soil excavation work has been conducted following the completion of construction excavation, which was conducted in accordance with the approved RAWP. As required by the SMP, any future Site excavation activities will be conducted in accordance with work-specific Excavation Work Plans, which will be submitted to NYSDEC for review and approval prior to the start of any proposed excavation work.

## **4.0 REMEDY PERFORMANCE EVALUATION AND MAINTENANCE**

The SMP describes the measures for evaluating the performance and effectiveness of the ICs/ECs. An annual Site-wide, composite cover system inspection was conducted in accordance with the SMP.

### **4.1 Composite Cover System Inspection and Maintenance**

The composite cover system inspection was conducted on May 11, 2023, and consisted of checking all surficial components of the Site cover system, including the concrete pavement, for holes, cracking and/or other signs of damage. During the inspection, all observed Site cover system components were found to be intact, with no signs of significant cracking or damage. No corrective actions were recommended. The Site-Wide Inspection Checklist and Annual Inspection Photographic Log are provided in Appendix A.

### **4.2 Site-Wide Inspection**

The Site-wide inspection was conducted at the same time as the composite cover inspection to ensure that all aspects of the remedy were in-place and effective. Based on the inspection, all ICs and ECs remain in compliance with the SMP and remain effective and protective of human health and the environment. The Site-Wide Inspection Checklist is included in Appendix A.

## **5.0 CONCLUSIONS AND RECOMMENDATIONS**

The purpose of this PRR is to document the Site management activities and findings associated with the ICs/ECs and to certify that these controls are being implemented in accordance with the SMP. The April 26, 2020 to April 26, 2023 IC/EC Certification Form is provided in Appendix B.

Based on the inspections and data summarized in this report, the following conclusions and recommendations were developed:

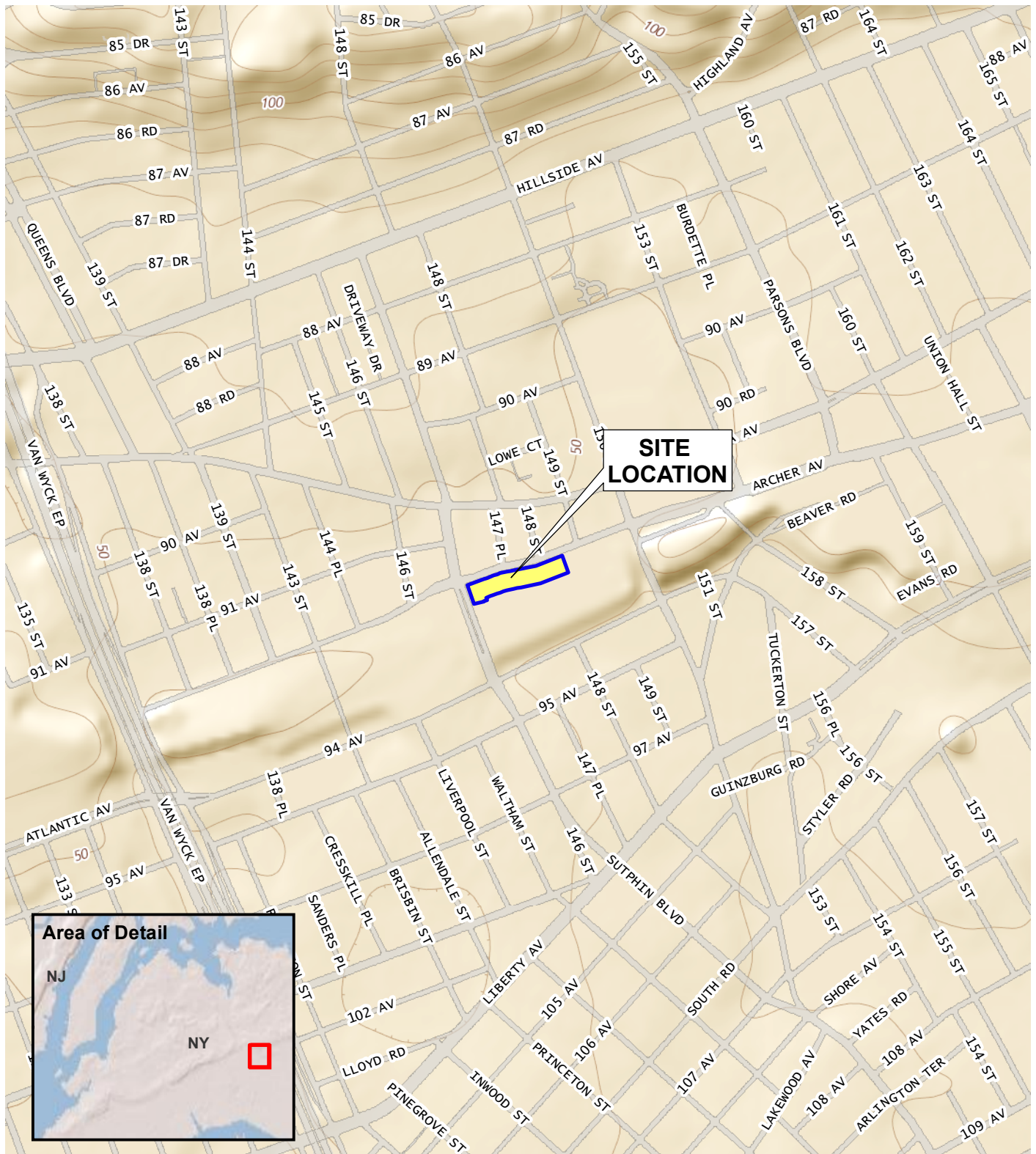
- The IC/EC Certification Form for the Site was completed based on results from the Site inspection described in this report. The monitoring and inspection findings indicate that all ICs/ECs at the Site remain in place and effective.
- The composite cover system remains in good condition, and the composite cover and vapor barrier components have not been breached or compromised.

In summary, the remedy remains effective and protective of human health and the environment and remains in compliance with the requirements set forth in the SMP. Periodic inspections, as required, and annual



Site-wide and composite cover system inspections will continue to be performed in accordance with the SMP. The next reporting period will be from April 26, 2023 to April 26, 2026.

## FIGURES



**SOURCE**  
USGS 7.5 Minute Topographic Map  
Jamaica Quad 2013

0 800 1,600  
Feet



**The Crossing at Jamaica Station**  
Queens, New York

**SITE LOCATION**



**Environmental Consultants**  
440 Park Avenue South, New York, N.Y. 10016

DATE  
**4/18/2023**

PROJECT No.  
**12146**

FIGURE  
**1**

©2018 AKRF, Inc. W:\Projects\12146 - THE CROSSING JAMAICA STATION QUEEN\Technical\HazMat\BCP SMP\CAD\12146 Fig 10 Track 1 and 4 Cleanup Areas.dwg last save: jszalus 11/9/2018 11:52 AM

SUTPHIN BOULEVARD

ARCHER AVENUE



**LEGEND**

- BCP SITE BOUNDARY
- TRACK 1 CLEANUP AREA
- TRACK 4 CLEANUP AREA

Source: FX Fowle Architects, "The Crossing at Jamaica Station, High-Rise Building - Cellar Floor Plan", Drawing No.: A-101.00, Revision Date 8.15.2016.

The Crossing at Jamaica Station  
Queens, New York

TRACK 1 AND 4 CLEANUP AREAS



440 Park Avenue South, New York, NY 10016

DATE
4/18/2023
PROJECT NO.
12146
FIGURE
2

**APPENDIX A**  
**SITE-WIDE INSPECTION CHECKLIST AND ANNUAL INSPECTION PHOTOGRAPHIC LOG**





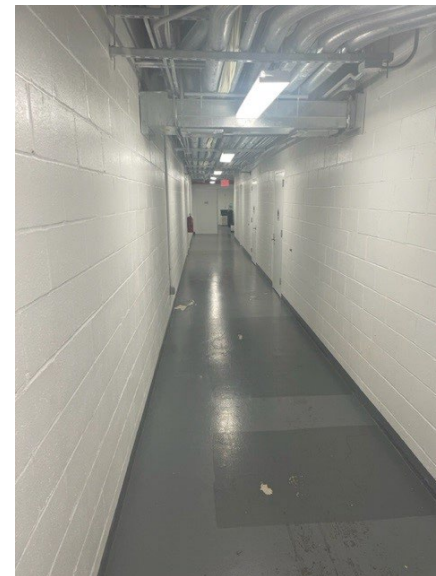
**Photograph 1.** The high-rise building exterior, looking southeast across Sutphin Blvd.



**Photograph 2.** The mid-rise building exterior, looking west from Archer Avenue.



**Photograph 3.** Cellar level storage area on the western portion of the Site.



**Photograph 4.** Cellar-level corridor (typical).

**Site-Wide Inspection Check List**  
**The Crossing at Jamaica Station**  
**Queens, New York**  
**BCP Site# C241183**  
**Date of Inspection: May 8, 2023**  
**Inspector Name: Jack Kelleher-Ferguson**

Compliances to be Addressed	Comments
Provide an evaluation of the condition and continued effectiveness of engineering controls (foundation slab and vapor barrier).	All Site cover system elements, including foundation slabs and the vapor barrier, remain intact with no evidence of damage that would constitute a breach of the composite cover system.
Are all institutional controls, including Site usage in compliance?	Site operations and maintenance remain in compliance with the institutional and engineering controls. Construction of the Site buildings has been completed, with the foundation and slab on grade portions completed. The groundwater underlying the property is not being used as a potable source. No contaminated material underlying the site cap is being disturbed; no excavation activities are being conducted.
What are the general Site conditions?	Construction of the Site buildings is completed, the building is partially occupied by residential tenants and retail uses and is currently leasing. Cover system elements remain uncompromised.
Are Site management activities being conducted including, confirmation sampling and a health and safety inspection?	Site management is being conducted in accordance with the November 2018 SMP.
Are all Site records up to date?	All Site records are in compliance with the requirements set forth in the SMP.
Does Site access remain available to maintain engineering controls?	All necessary Site access was given and can be made available as needed.
Are all permits and schedules included in the Operation and Maintenance Plan in Compliance?	No environmental permits are required for this reporting period. Site management work is being conducted in accordance with the Operation and Maintenance schedule in the SMP.

**APPENDIX B**  
**INSTITUTIONAL CONTROL AND ENGINEERING CONTROL (IC/EC) CERTIFICATION**  
**FORM**





Enclosure 2  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Periodic Review Report Notice  
Institutional and Engineering Controls Certification Form



**Site Details**

**Box 1**

**Site No.** C241183

**Site Name** The Crossing at Jamaica Station

Site Address: 147-40, 148-10 Archer Avenue Zip Code: 11435

City/Town: Jamaica

County: Queens

Site Acreage: 1.330

Reporting Period: April 26, 2020 to April 26, 2023

YES NO

1. Is the information above correct?

x ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?

☐ x

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

☐ x

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

☐ x

No permits related to environmental conditions; building department permits related to mechanical, plumbing, equipment and facade work are issued as needed

**If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.**

5. Is the site currently undergoing development?

☐ x

**Box 2**

YES NO

6. Is the current site use consistent with the use(s) listed below?

x ☐

Restricted-Residential, Commercial, and Industrial

7. Are all ICs in place and functioning as designed?

x ☐

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

		<b>Box 2A</b>	
		<b>YES</b>	<b>NO</b>
8.	Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.</b>			
9.	Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.</b>			

<b>SITE NO. C241183</b>	<b>Box 3</b>
<b>Description of Institutional Controls</b>	

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
9998-91	Jamsta II Housing Dev. Fund Co., Inc	Landuse Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan
<ul style="list-style-type: none"><li>• The property may be used for: restricted residential use;</li><li>• All ECs must be operated and maintained as specified in this SMP;</li><li>• All ECs must be inspected at a frequency and in a manner defined in the SMP.</li><li>• The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the DOHMH to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.<ul style="list-style-type: none"><li>• Data and information pertinent to Site management must be reported at the frequency and in a manner as defined in this SMP;</li><li>• All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;</li><li>• Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;</li><li>• Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP;</li><li>• Access to the Site must be provided to agents, employees, or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the EE; and</li><li>• In-ground vegetable gardens and farming on the Site are prohibited.</li></ul></li></ul>		
9998-95	HP Jamsta Housing Development Fund Corp	Landuse Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan
<ul style="list-style-type: none"><li>• The property may be used for: restricted residential use;</li><li>• All ECs must be operated and maintained as specified in this SMP;</li><li>• All ECs must be inspected at a frequency and in a manner defined in the SMP.</li><li>• The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the DOHMH to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.<ul style="list-style-type: none"><li>• Data and information pertinent to Site management must be reported at the frequency and in a manner as defined in this SMP;</li><li>• All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;</li><li>• Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;</li><li>• Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP;</li><li>• Access to the Site must be provided to agents, employees, or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the EE; and</li><li>• In-ground vegetable gardens and farming on the Site are prohibited.</li></ul></li></ul>		

Box 4

Description of Engineering Controls	
<u>Parcel</u>	<u>Engineering Control</u>
9998-91	Cover System
Exposure to remaining contamination at the Site is prevented by a cover system, composed of a minimum of 12 inches of building slabs and pavement, placed over the Site.	
9998-95	Cover System
<ul style="list-style-type: none"><li>• Exposure to remaining contamination at the Site is prevented by a cover system, composed of a</li></ul>	

Parcel

Engineering Control

minimum of 12 inches of building slabs and pavement, placed over the Site.

**Box 5**

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒

☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒

☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and  
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

**IC CERTIFICATIONS  
SITE NO. C241183**

**Box 6**

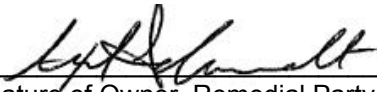
**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Axel Schwendt at AKRF, Inc. 440 Park Avenue South New York, NY 10016,  
print name print business address

am certifying as Remedial Party (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

  
Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

5/10/2023

Date

## EC CERTIFICATIONS

Box 7

### Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Michelle Lapin, P.E. at AKRF, Inc. 440 Park Avenue South, New York, NY 10016,  
print name print business address

am certifying as a Professional Engineer for the Remedial Party  
(Owner or Remedial Party)



<u>Michelle Lapin, P.E.</u>	<u></u>	<u>5.22.2023</u>
Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date

## Wong, Yuk Yin (DEC)

---

**From:** Neoma Chefalo <nchefalo@akrf.com>  
**Sent:** Wednesday, July 12, 2023 11:51 AM  
**To:** Wong, Yuk Yin (DEC)  
**Cc:** Obligado, Andre A (DEC)  
**Subject:** Re: The Crossing at Jamaica Station (site No. C241183) - PRR

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Sorry about that Bryan, we weren't able to get out there regularly during the pandemic, but we will resume the annual inspections as our staffing levels have stabilized since that timeframe. Thank you for pointing out the inspection period, we will note this for 2026.

Regards,  
Neoma

**Neoma Chefalo**  
Technical Director

P: 646.388.9854 | [nchefalo@akrf.com](mailto:nchefalo@akrf.com) | [www.akrf.com](http://www.akrf.com)  
440 Park Avenue South, 7th Floor, New York, NY 10016

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**From:** Wong, Yuk Yin (DEC) <yukylin.wong@dec.ny.gov>  
**Sent:** Wednesday, July 12, 2023 11:04 AM  
**To:** Neoma Chefalo <nchefalo@akrf.com>  
**Cc:** Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>  
**Subject:** FW: The Crossing at Jamaica Station (site No. C241183) - PRR

You don't often get email from yukylin.wong@dec.ny.gov. [Learn why this is important](#)

Hi Neoma,  
Just follow up on the reference PRR.  
I email you some comments on the PRR in late May 2023, and did not received any response as of today. Can you please provide a response within 15 days PRR from the date of this email.  
Thanks  
Bryan

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**From:** Wong, Yuk Yin (DEC)  
**Sent:** Tuesday, May 30, 2023 3:46 PM  
**To:** nchefalo@akrf.com  
**Cc:** Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>; Ghosh, Arunesh (HEALTH) <Arunesh.Ghosh@health.ny.gov>  
**Subject:** The Crossing at Jamaica Station (site No. C241183) - PRR

Hi Neoma,

The NYSDEC reviewed the PRR for the reference site dated May 2023, and need clarification on the followings:

1. Did the required **annual** site wide and cover system inspection were done in accordance with the approve SMP dated November 2018? Please note that Section 4.1 of the PRR report only provide information on the May

2023 site wide and cover system inspection. If the require annual inspection were not completed per approved SMP, Please explanation for the deviation, otherwise please include all the documentation for the annual inspections for the last three years in the PRR.

2. It is noted that cover system inspection and site wide inspection reported in sectiOn 4.1 were conducted **outside** the reporting period (April 26, 2020 to April 26, 2023) , although this is not a big issue, but just want to point it out to you that the require inspection should be completed within the reporting period. Please check with you PE regarding this matter because the PE will be utilized the inspection result to certified the on-site engineering control is operating as design.
3. Please be advise that the PRR is currently under review by NYSDOH, any comments received from NYSDOH pm will forward to you upon received.

If you have any question, please feel free to contact me.

Thanks

Bryan

**Bryan Wong**

*He/Him/His*

Division of Environmental Remediation

**New York State Department of Environmental Conservation**

47-40 21<sup>st</sup> Street, Long Island city NY 11101

P: (718) 482-4905 | F: (718) 482-6358 | [yukyiu.wong@dec.ny.gov](mailto:yukyiu.wong@dec.ny.gov)

[www.dec.ny.gov](http://www.dec.ny.gov) |  |  | 

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