



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

107-02 Queens Boulevard

107-02 to 107-16 Queens Boulevard
Queens, NY 11375

SITE No. C241196

NYSDEC REGION 2

August 2021

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241196/>
and at these location(s):

Queens Library - Forest Hills Branch

108-19 71 Avenue
Forest Hills, NY 11375
(718) 268-7934

Queens Community Board #6:

104-01 Metropolitan Avenue
Forest Hills, NY 11375
(718) 263-9250

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

Who to Contact

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

Project-Related Questions

Manfred Magloire, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4078
manfred.magloire@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7817
beci@health.ny.gov

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

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 107-02 Queens Boulevard site ("site") located at 107-02 to 107-16 Queens Boulevard, Queens, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by RJ Capital Holdings, LLC and AVG Capital LLC and De Boulevard LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been 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/C241196/>.
- 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 completed to achieve the remedial action objectives:

- Excavation and off-site disposal of approximately 8,600 tons of contaminated soil/historic fill material exceeding the unrestricted use soil cleanup objectives (UUSCOs).
- Clean fill meeting the UUSCOs was brought in to complete the backfilling of the excavation and establish the design grades at the site.
- Installation of an active sub-slab depressurization system (SSDS) beneath the cellar to mitigate the potential for soil vapor intrusion into the building.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the 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

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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 approximately 17,090 square feet (0.39-acres) and was previously developed with a one-story commercial building with a rear open parking area in the southern portion. It is bordered on the north by Queens Boulevard and MacDonald Park, on the south by a 7-story residential building and synagogue, on the east by a 5-story warehouse/commercial building, and on the west by 70th Avenue and a US Post Office. The site is located in an urban area and is denoted on New York City tax maps as Block 3238, Lot 44. The site became vacant between January and March 2018. Previously, a dry cleaner had been located at the site between 1983 until 2018. The site is being redeveloped into a 10-story residential and commercial building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241196) at:

<https://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the Site are chlorinated-related volatile organic compounds (CVOCs), which are present in soil and groundwater primarily in the southwestern vicinity of the former dry cleaner, and in soil vapor site-wide. The site contamination has been addressed by the remedial program discussed above.

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>

