



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

October 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  
[Qn06@cb.nyc.gov](mailto:Qn06@cb.nyc.gov)

*\*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](mailto: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](mailto:beci@health.ny.gov)

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

## 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 107-02 Queens Boulevard site ("site") located at 107-02 to 107-16 Queens Boulevard, Forest Hills, NY 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 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). 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://www.dec.ny.gov/data/DecDocs/C241196/>.
- 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:

- 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 of the new building 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.

**Final Engineering Report Approved:** NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.

# BROWNFIELD CLEANUP PROGRAM

- 2) Certifies that cleanup requirements have been or will be 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:

- Sub-Slab Depressurization System

**Next Steps:** With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are 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 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 70<sup>th</sup> 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 and 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/cfmx/extapps/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](https://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>

