



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

Queens Central Library
89-11 Merrick Boulevard
Jamaica, NY 11432
(718) 990-0700

Queens Community Board 12
90-28 161st Street
Jamaica, NY 11432
(718) 658-3308

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
Gregory Rys
NYSDOH
5665 NYS Route 5
Herkimer, NY 13350
(315) 619-3194
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

147-25 94th Avenue
147-25 94th Avenue
Jamaica, NY 11435

SITE No. C241206
NYSDEC REGION 2

January 2020

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 147-25 94th Avenue site ("site") located at 147-25 94th Avenue, Jamaica, NY. Please see the map for the site location. The cleanup activities will be performed by J2 147-07 94th Avenue LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241206/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in February 2020 and will last about 4 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- The on-site buildings will be demolished and materials which can't be beneficially reused on site will be taken off-site for proper disposal.
- Excavation and removal of any Underground Storage Tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.
- The majority of the site will be excavated down to 14 feet below ground surface (bgs), the eastern portion will be excavated down to 3 feet bgs, and two areas in the middle of the site to 16-20 feet bgs.
- End-point soil samples will be collected and analyzed to evaluate the effectiveness of the remedy;
- A site cover will be installed to allow for restricted residential use of the site. This cover will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer.

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

BROWNFIELD CLEANUP PROGRAM

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant:

- Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easement) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Site Description: The site is located in Jamaica, NY. The 35,000 square-foot site (0.80 acres) is bounded to the north by Long Island Railroad tracks; to the east by a scaffolding sales and installation facility; to the south by 94th Avenue; and to the west by commercial uses. The site has been used for commercial and industrial purposes since the 1880s. The site was most recently used for a produce warehouse, meat storage facilities, and a refrigeration sales and service facility since the 1960s. Prior to 1967, the site was occupied by small low-rise dwellings, the Long Island Rail Road Company, food processing company (Armour Beef and Provisions), and a storage yard for the New York Telephone Company.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241206) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/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 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:

<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.

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

BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

