FACT SHEET

Brownfield Cleanup Program

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

SITE No. C241206

November 2020

NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 147-25 94th Avenue site ("site") located at 147-25 94th Avenue, Jamaica, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by J2 147-07 94th Avenue LLC and J2 Owner LLC ("applicants") 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/C241206/.
- 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:

- A total of 77 tons of hazardous lead-contaminated soil were excavated from a portion of the site to a depth of 10 feet below grade and 15,950 tons of non-hazardous soil were excavated to depths of 14 to 20 feet below grade. All excavated materials were properly disposed of off-site.

- Two 550-gallon No. 2 fuel oil underground storage tanks (USTs) were properly closed and removed from the southeastern portion of the site. Approximately 450 gallons of petroleum-contaminated water were properly disposed off-site.

- Installation of a vapor barrier/waterproofing membrane beneath the foundation slab and behind subgrade walls.

- In accordance with the Community Air Monitoring Program (CAMP), community air monitoring was performed for volatile organic compounds (VOCs) and particulate matter at upwind and downwind monitoring stations at the perimeter of the site during all remedial activities.

Where to Find Information

Access project documents through the DECinfo Locator https://www.dec.ny.gov/data/DecDocs/C241206/ and at these locations:

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

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

(*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
Gregory Rys
NYSDOH
Bureau of Environmental Exposure Investigation
5665 NYS Route 5
Herkimer, NY 13350
Tel.: (315) 619-3194
Email: beei@health.ny.gov

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

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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 in Jamaica, NY. The 35,000 square-foot site (0.818 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. The site will be redeveloped into a 25-story residential building with a partial cellar. Floors 4 through 25 will be residential, all of which will be affordable units.

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:
https://www.dec.ny.gov/cfmx/extapps/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 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