



Department of
Environmental
Conservation

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:

Project-Related Questions
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: bee@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

January 2021

SITE No. C241206
NYSDEC REGION 2

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 147-25 94th Avenue site ("site") located at 147-25 94th Avenue, Jamaica, 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 J2 147-07 94th Avenue LLC and J2 Owner 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/C241206/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- A total of 77 tons of hazardous lead-contaminated soil was excavated from a portion of the site to a depth of 10 feet below grade. A total of 15,950 tons of non-hazardous soil was 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 was properly disposed off-site.
- Installation of a vapor barrier/waterproofing membrane beneath the foundation slab and behind subgrade walls of the new on-site structure that is currently under construction.
- 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.

BROWNFIELD CLEANUP PROGRAM

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

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) A composite cover system was not required as part of the remedy; however, as part of site redevelopment and to incorporate green remediation principles and techniques, a vapor barrier/waterproofing membrane was installed beneath the foundation slab and behind subgrade walls.
- 4) The remedy for the site did not require the construction of any other engineering control systems.

This site does not need any institutional controls since Track 1 and Track 2 clean achieved.

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is 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 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. Contaminants of concern at the site were benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, indeno(1,2,3-cd)pyrene and lead which have been cleaned up under the Brownfield Cleanup Program.

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/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 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>

BROWNFIELD CLEANUP PROGRAM

Site Location

