

3-60 Beach 79th Street

Brownfield Cleanup Program

Site No. C241207

Far Rockaway, New York, Queens County



Department of
Environmental
Conservation

December 2025

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 3-60 Beach 79th Street site ("site") located at 350 Beach 79th Street, Far Rockaway, 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 79 Avene Development LLC ("applicant") 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 approved FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241207/>
- Documents also are available at the location(s) identified under "Where to Find Information."

Completion of the Project

The following activities have been completed to achieve the cleanup objectives:

- Excavation and off-site disposal of soil and fill contaminated by chlorinated volatile organic compounds (VOCs) exceeding the protection of groundwater soil cleanup objectives, as well as soil in the upper 1 foot that exceed commercial use soil cleanup objectives. Approximately 4,600 cubic yards of soil, concrete, brick, and debris were removed.
- Groundwater treatment via in-situ ("in-place") chemical reduction reagent that was directly injected into select areas to destroy remaining VOCs in groundwater. A system of monitoring and injection wells was also installed to facilitate groundwater monitoring and additional reagent injections.
- Installation of sub-slab depressurization systems beneath the occupied office area in the new building, and beneath the existing off-site building located to the west of the site.
- Installation of a site cover system, including demarcation barrier, consisting of buildings, asphalt or concrete pavement, a minimum of 1 foot of soil meeting the commercial soil cleanup objectives, permeable pavers and/or restored tidal wetlands.
- 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; (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.
- 2) Certifies that cleanup requirements have been 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:

- Site cover system
- Sub-slab depressurization systems
- In-situ chemical reduction injection wells
- Groundwater monitoring wells

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant 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 a 1.17-acre parcel bounded by Barbadoes Basin to the north, a paved parking lot to the east, Beach Channel Drive to the south, and a commercial building to the west. The site was formerly a NYSDEC registration facility for processing of construction and demolition debris and is currently utilized as parking and storage for the adjoining commercial building. The site is currently being redeveloped as a multi-story self-storage facility and the site cleanup goal will allow future Commercial or Industrial site use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241207) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

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Albany, NY 12237
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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these locations:
<https://extapps.dec.ny.gov/data/DecDocs/C241207/>

Queens Library - Peninsula Branch

92-25 Rockaway Beach Boulevard
Rockaway Beach, NY 11693
Phone: 718-634-1110

Queens Community Board 14

1931 Mott Avenue-Room 311
Far Rockaway, NY 11691
Phone: (718) 471-7300

Site Location





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