



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241229/>
and at these locations:

Queens Library at Flushing*

41-17 Main Street
Flushing, NY 11355
Tel.: (718) 661-1200

Queens Community Board 7

13332 41st Rd #3B
Flushing, NY 11355
Tel.: (718) 359-2800

(*Repositories are 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

Javier Perez-Maldonado, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
Tel.: (518) 402-8172
Email: javier.perez-maldonado@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH
Bureau of Environmental Exposure
Investigation
Center for Environmental Health
Corning Tower, Rm 1787
Albany, NY 12237
Tel.: (518) 402-7817
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

131-24 Avery Avenue

131-24 to 131-32 Avery Avenue
Flushing, NY 11355

December 2020

SITE No. C241229

NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 131-24 Avery Avenue site ("site") located at 131-24 to 131-32 Avery Avenue, Flushing, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Wilson Realty Management LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH). The applicant has 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/C241229/>.
- 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:

- Excavation and proper off-site disposal of 11,300 tons of contaminated soil exceeding the unrestricted soil cleanup objectives (USCOs). Clean backfill was imported from off-site to meet design grades.
- Treatment of groundwater contamination using a chemical reduction agent. The groundwater was treated by mixing zero-valent iron particles with the saturated soils to promote breakdown of chlorinated volatile organic compounds (e.g., tetrachloroethene, trichloroethene) in the on-site groundwater. Injection points were installed in the lowest level of the new building to facilitate additional future groundwater treatment, if necessary.
- Placement of an environmental easement on the property to restrict the site to restricted residential uses and to ensure implementation of the Site Management Plan (SMP).
- Implementation of a SMP for long-term maintenance of the engineering controls.

The intent of the remedy is to achieve unrestricted conditions within five years.

BROWNFIELD CLEANUP PROGRAM

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 applicant would be able to redevelop the site after receiving a COC. In addition, the applicant 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 east of the southeast corner of the intersection of Avery Avenue and 131st Street and is identified as Block 5076, Lots 69, and 75 on the NYC Tax map. The site is 8,625 square feet (0.198 acres). Past uses of the site include a carpet store, a furniture store, and a lighting products retail store. By 2017, these buildings had been demolished and the site was vacant. Based upon investigations, the subsurface soils and/or groundwater were contaminated with metals, polychlorinated biphenyls (PCBs), semi-volatiles organic compounds (SVOCs) and chlorinated volatile organic compounds (CVOCs). The applicant is currently constructing a 6-story commercial building with a basement to redevelop the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241229) at:

<https://www.dec.ny.gov/cfm/external/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

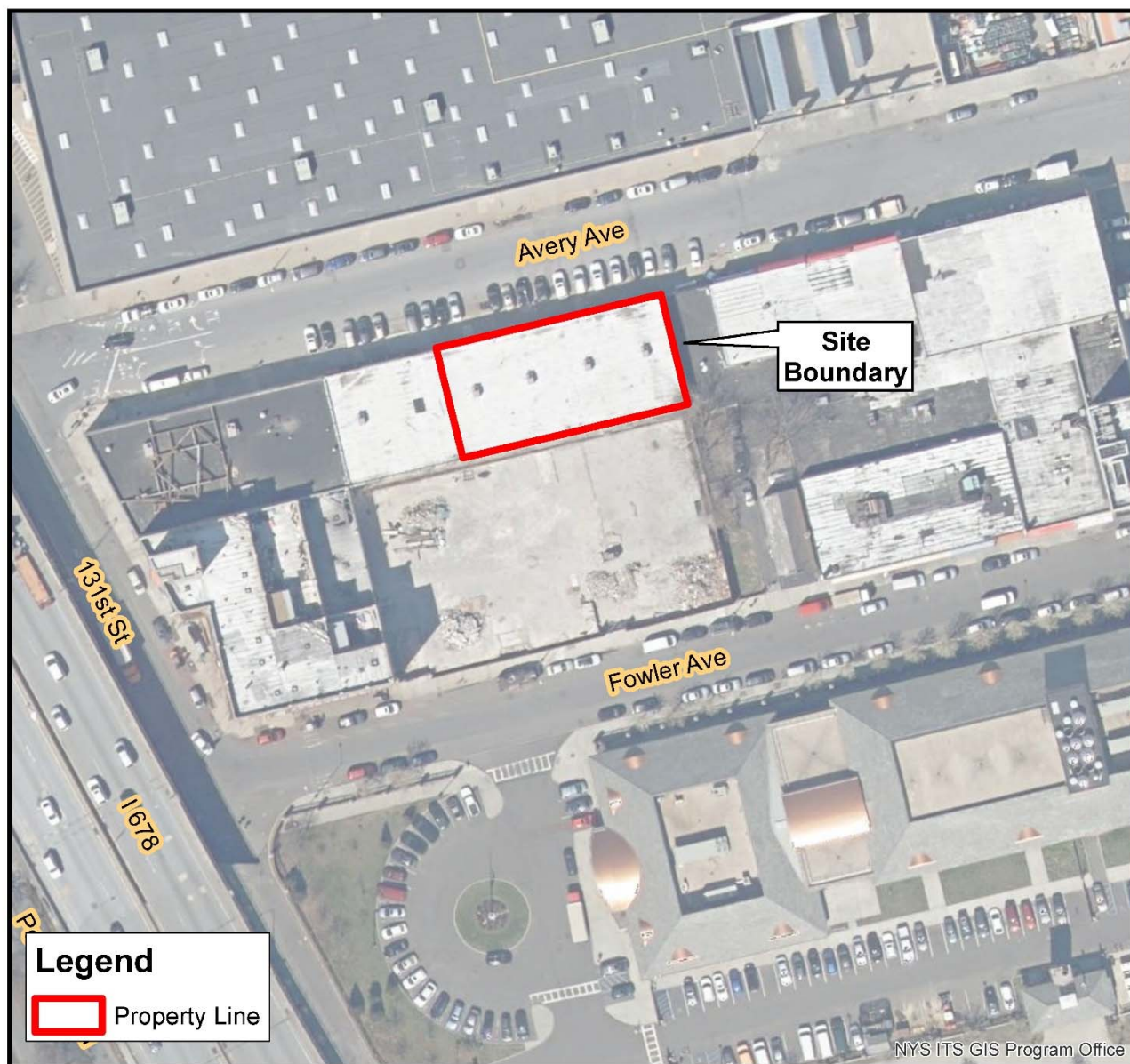
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



Legend

 Property Line

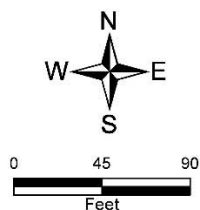


Figure 1
Site Map
131-24 Avery Avenue
Flushing, Queens County
Site No. C241229



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