



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241239/>
and at these location(s):

Queens Library at Far Rockaway

Sharon Anderson, Branch Manager
1637 Central Avenue
Far Rockaway, NY 11691
Tel: (718) 327-2549

Queens Community Board 14

Jonathan Gaska, District Manager
1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
Tel: (718) 471-7300
Web:

<https://www1.nyc.gov/site/queenscb14/index.page>

(* Repositories maybe 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

Rafi Alam, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9767
Rafi.Alam@dec.ny.gov

Project-Related Health Questions

Jacquelyn Nealon
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7883
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

Beach 21st Street
Development
10-47 Beach 21 Street
Far Rockaway, NY 11691

October 2020

SITE No. C241239
NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Beach 21st Street Development site ("site") located at 10-47 Beach 21 Street, Far Rockaway, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Beach 21st Limited Partnership ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft Final Engineering Report (FER) for NYSDEC 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/C241239/>.
- The documents also are available at the location(s) 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 - Excavation and off-site disposal of total 26,166 tons of contaminated soil exceeding the unrestricted use soil cleanup objectives (UUSCOs), including 628 tons of lead-contaminated soil determined to be hazardous waste. Clean fill material meeting UUSCOs was imported to establish the design grades at the site.
- Endpoint Sampling - Confirmation soil sampling was completed after the conclusion of site excavation which confirmed achievement of the intended UUSCOs.
- Removal of one 1,000-gallon underground storage tank (UST) located in the central portion of the site.
- Vapor Barrier - A vapor barrier was installed below the newly constructed on-site building to protect against soil vapor intrusion.
- Vapor Intrusion Evaluation - A soil vapor intrusion evaluation was completed for the new on-site building, which concluded that no engineering control is necessary.

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(s) would be able to redevelop the site after receiving a COC.

BROWNFIELD CLEANUP PROGRAM

In addition, the applicant(s) 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 at 10-47 Beach 21st Street in Far Rockaway, NY and is identified on the Queens Borough Tax Map as Block 15705, Lot 69.

The 42,500-square-foot (0.98 acre) site was most recently used as a bus stop and a municipal parking lot that contained a temporary bus shelter.

Past operations of the site include a Long Island Railroad (LIRR) tracks, a coal/lumber yard, paint shop/storage, manufacturing facilities, woodworking, carpet cleaning and a tin shop. Based on aerial photos, the site appears to have been used for parking and a bus stop since 1975. The site is currently being redeveloped into a 10-story mixed use building with affordable housing.

The cleanup action included removal of fill and soil exceeding UU SCOs. Material excavated from the site included RCRA hazardous material; contaminated, non-hazardous material; and petroleum-impacted, non-hazardous material.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241239) at:

<https://www.dec.ny.gov/cfm/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 DEC 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 Map

