



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C241243/>  
and at these location(s):

**Queens Public Library-Central Branch**  
89-11 Merrick Blvd  
Jamaica, NY 11432  
(718) 990-0700

**Queens Community Board 12**  
90-28 161st Street  
Jamaica, NY 11432  
(718) 658-3308  
[Qn12@cb.nyc.gov](mailto:Qn12@cb.nyc.gov)

## Who to Contact:

Comments and questions are welcome and should be directed as follows:

**Project-Related Questions**  
Chris Allan, Project Manager  
NYSDEC Region 2  
41-40 21st Street  
Long Island City, NY 11101  
(718) 482-4065  
[christopher.allan@dec.ny.gov](mailto:christopher.allan@dec.ny.gov)

**Project-Related Health Questions**  
Anthony Perretta  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

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

# FACT SHEET

Brownfield Cleanup Program

90-02 168<sup>th</sup> Street Site  
90-02 168<sup>th</sup> Street  
Jamaica, New York 11432

SITE No. C241243  
NYSDEC REGION 2

January 2023

## 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 90-02 168<sup>th</sup> Street site ("site") located at 90-02 168<sup>th</sup> Street, Jamaica, NY, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 90Ninety 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 FER, Notice of COC and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C241243/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

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

- Excavation - Excavation and off-site disposal of all site soils exceeding the unrestricted use soil cleanup objectives (SCOs) beneath the proposed building (the Track 1 area of the site) and all soils exceeding the restricted residential SCOs in the upper 2 feet in the Track 4 area of the site;
- Import of clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) to complete backfilling of the excavation and establish the designed grades at the site;
- Installation and maintenance of a site cover system in the Track 4 area;
- Performance of a soil vapor intrusion evaluation prior to occupancy of the new building, including a provision for implementing actions recommended to address exposures related to potential soil vapor intrusion;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems on the Track 4 portion of the site; and
- An Environmental Easement on the Track 4 portion of the site will be recorded to ensure proper use of the site.

# 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) 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 on Track 4 Area

The following engineering controls have been put in place on the site:

- Cover System in Track 4 Areas

**Next Steps:** With its receipt of a COC, the applicants is eligible to redevelop the site. In addition, the applicants 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 consists of a 2.28-acre property located at 90-02 168th Street in Jamaica, NY. The property is bounded to the north by 90th Avenue, to the east by 168th Street, to the west by a church complex, a religious bookstore, and residential buildings, and to the south by commercial retail buildings. Records indicate that the site was developed prior to 1886 with residential dwellings and stables. Commercial properties were present on the site by 1925 including a plumbing shop and paint storage shed. An auto repair shop and church were present on the northern portion of the property in the 1940s and 1950s. By 1963 all on-site structures were demolished, and the property has since been

utilized for parking. Planned redevelopment includes a mixed-use commercial and residential building with underground parking. Unrestricted use soil cleanup objectives (SCOs) beneath the proposed building (the Track 1 area of the site) and all soils exceeding the restricted residential SCOs in the upper 2 feet in the Track 4 area of the site have been achieved.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241243) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/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](http://www.dec.ny.gov/chemical/61092.html)

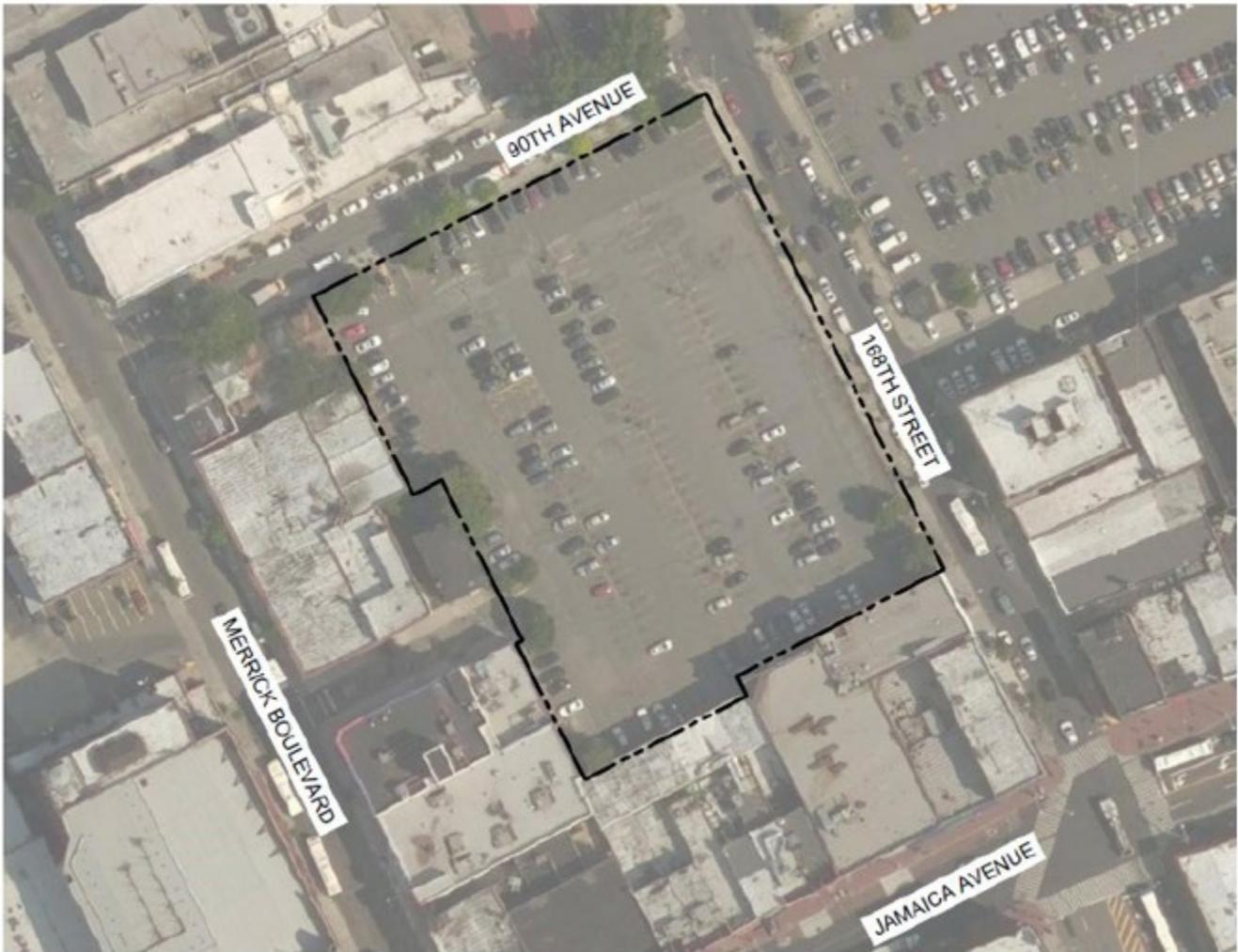
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Chris Allan, (718) 482-4065, christopher.allan@dec.ny.gov**