

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

13-12 Beach Channel Drive
13-12, 13,16 and 13-24
Beach Channel Drive
Far Rockaway, NY 11691

SITE No. C241254
NYSDEC REGION 2

June 2022

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C241254/>
and at these location(s):

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

Queens Community Board 14
1931 Mott Avenue
Far Rockaway, NY 11691
(718) 471-7300
Cbrock14@nyc.rr.com

**Repositories may be 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 always welcome and should be directed as follows:

Project-Related Questions
Christopher Allan, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
christopher.allan@dec.ny.gov

Project-Related Health Questions
Eamonn O'Neil
NYSDOH
Empire State Plaza,
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7877
beci@health.ny.gov

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 13-12 Beach Channel Drive site ("site") located at 13-12, 13-16 and 13-24 Beach Channel Drive, Far Rockaway, NY. Please see the map for the site location. The cleanup activities will be performed by BCD Owner LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241254/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in June 2022 and last about 12 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Demolition of the existing buildings and drainage structures to facilitate the remedy.
- Excavation and off-site disposal of soil exceeding the protection of groundwater soil cleanup objectives (SCOs) for chlorinated solvents to approximately 8 feet below grade in two hotspots on Lot 5.
- Collection of post-excavation soil samples to confirm removal of all source material.
- Import of backfill material to the site in accordance with applicable 6 NYCRR Part 375 and DER-10 requirements as needed to meet development elevation.
- Installation and operation of an active sub-slab depressurization system to mitigate the potential for soil vapor intrusion into the new building to be constructed at the site.
- Implementation of a permeable reactive barrier (PRB) along the upgradient property boundary to address future migration of contaminated groundwater from off-site sources onto the site. A separate remedial design will be submitted following pilot testing.
- Post-treatment groundwater monitoring to confirm effectiveness of the PRB.
- A contingent soil vapor extraction system to address off-site migration of soil vapor.

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- Development of a Site Management Plan (SMP) for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site is 0.76-acres and is bordered on the west by Beach Channel Drive, on the south by a commercial strip mall and Mott Avenue, to the east by Redfern Avenue, and to the north by commercial and residential buildings followed by Dix Avenue. It is currently developed with a one-story former fast-food restaurant on Lot 5, a three-story former residential building and church on Lot 6, and a one-story former carwash on Lot 9. The site is currently unoccupied. The development project consists of a new

mixed-use residential and community facility building. The proposed development will be approximately 132,000 gross square feet (GSF) and 86.5 feet in height (8 stories) and include the co-location of a 40,000 SF homeless shelter and 85,000-SF supportive housing residence.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241254) 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 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

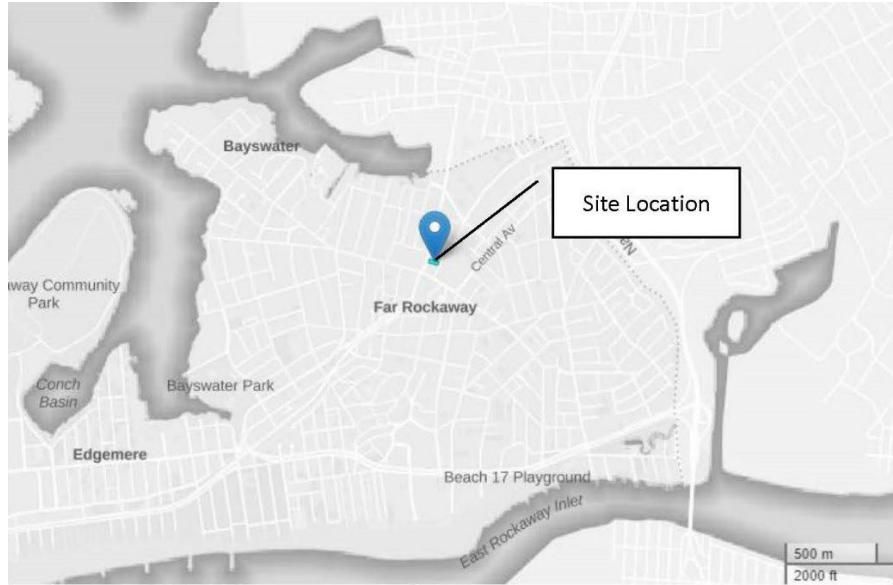
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





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

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	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。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নিখিট আপিন বুঝেত পারেন এমন একটি ভাষায় অনুবাদ করেত, িনিলিখত বষ্ির সাথে েযোগেযোগ করনা অনুবােদর জনষ্ েকান চাজর্ িদেত হেব না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
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Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	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: Christopher Allan, (718) 482-4065, christopher.allan@dec.ny.gov