



Department of
Environmental
Conservation

Where to Find Information

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

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

Queens Community Board 14
1931 Mott Avenue
Far Rockaway, NY 11691
(718) 471-7300
qn14@cb.nyc.gov

Who to Contact

Comments and questions are 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
Sarita Wagh
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower Room, 1787
Albany, NY 12237
(518) 402-7817
beci@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

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

January 2024

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 13-12 Beach Channel Drive site ("site") located at 13-12, 13-16, and 13-24 Beach Channel Drive, 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 BCD Owner LLC and BCD Shelter Owner LLC ("applicants") 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/C241254/>
- 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:

- Implementation of a permeable reactive barrier (PRB) along the upgradient property boundary to treat tetrachloroethene (PCE) and trichloroethene (TCE) in groundwater and, to inhibit future migration of PCE and TCE contaminated groundwater from off-site sources onto the site.
- Installation of groundwater monitoring wells to monitor the effectiveness of the PRB.
- Excavation and off-site disposal of about 315 tons of PCE-contaminated soil exceeding the Protection of Groundwater Soil Cleanup Objectives (SCOs).
- Collection and analysis of endpoint samples, in accordance with Division of Environmental Remediation (DER)-10, to confirm that applicable SCOs were achieved across the site.
- Importation of acceptable backfill material to the site 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.

BROWNFIELD CLEANUP PROGRAM

- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement 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 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

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

- Active Sub-Slab Depressurization System

Next Steps: With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are 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 0.741-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 was formerly 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 in the final stages of redevelopment of an 8-story 132,000 gross square foot new mixed-use facility that will include a homeless shelter and affordable residential units.

The site was cleaned up to the Restricted Residential standards as described in 6 NYCRR Part 375-1.8(g)(2)(ii).

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 may include recreation, housing, business, or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the SCOs 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

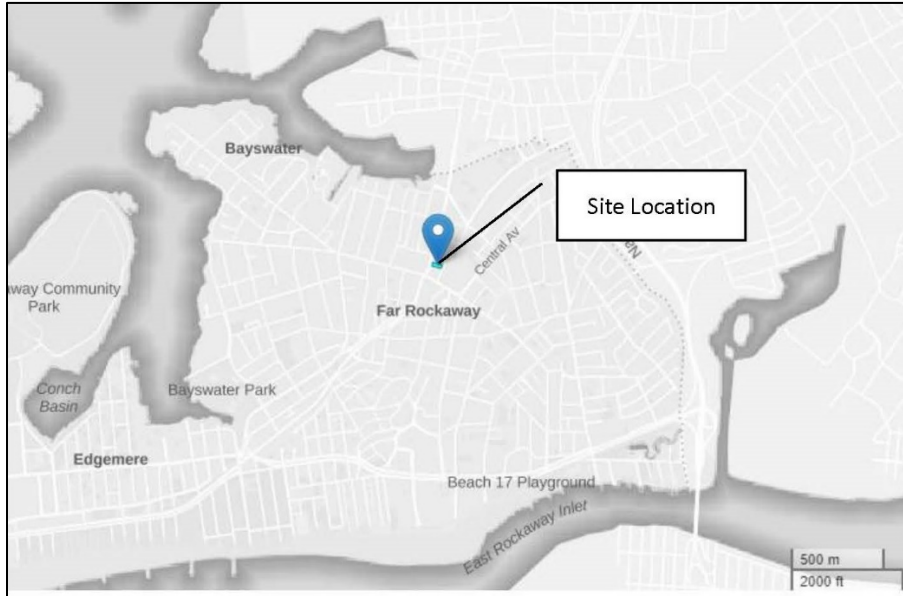
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





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。
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বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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