



Department of  
Environmental  
Conservation

### Where to Find Information:

Access project documents through the  
DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C241259/>  
and at these locations:

### Document Repositories:

**Queens Public Library at Rego Park**  
91-41 63<sup>rd</sup> Drive  
Rego Park, NY, 11374  
(718) 459-5140

**Queens Community Board 6**  
104-01 Metropolitan Avenue  
Forest Hills, NY 11375  
(718) 263-9250  
Email: [qn06@cb.nyc.gov](mailto:qn06@cb.nyc.gov)

### Who to Contact:

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

#### Project-Related Questions

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(518) 402-9767  
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#### Project-Related Health Questions

Gregory Rys  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
5665 NYS Route 5  
Herkimer, NY 12237  
(315) 619-3194  
[beei@health.ny.gov](mailto:beei@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

Rego Park Center III  
93-30 93<sup>rd</sup> Street  
Rego Park, NY 11374

**SITE No. C241259**  
**NYSDEC REGION 2**

**December 2022**

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Rego Park Center III site ("site") located at 93-30 93<sup>rd</sup> Street, Rego Park, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **December 7, 2022 through January 20, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241259/>.
- Documents also are available at the locations identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Restricted Residential Use cleanup which consists of:

- Removal and off-site disposal of any encountered underground storage tanks (USTs) and/or associated accessories;
- Excavation and off-site disposal of contaminated soil to depths ranging between two and 15 feet below surface grade;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted-residential use soil cleanup objectives (SCOs);
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

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- Implementation of a Site Management Plan (SMP) will also be required for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Alexander's of Rego Park III, Inc. ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The site is located at 93-30 93rd Street in an urban area of Rego Park, NY. The site is identified as Block 2076, Lot 50 on the Queens Borough Tax Map. The site is bordered by Junction Boulevard to the west, Horace Harding Expressway to the north, and 93<sup>rd</sup> Street to the east. The 3.20-acre site is comprised of a private parking lot. From 1950 onward, the site was occupied by various commercial facilities including a gasoline filling station, a commercial trucking and private parking lot, (1981 to present) and a vehicle repair shop (1995). Commercial truck repair operations were documented near a former one-story vehicle repair shop in 2002.

The proposed redevelopment includes construction of a 32-story mixed-use residential and commercial building on the eastern part of the site and a low-rise retail building on the

northern and western parts of 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, C241259) at:

<https://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are Polycyclic Aromatic Hydrocarbons (PAHs) and metals which are present site-wide in soil. The PAHs and metals are present at depths up to 15 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site.

**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)

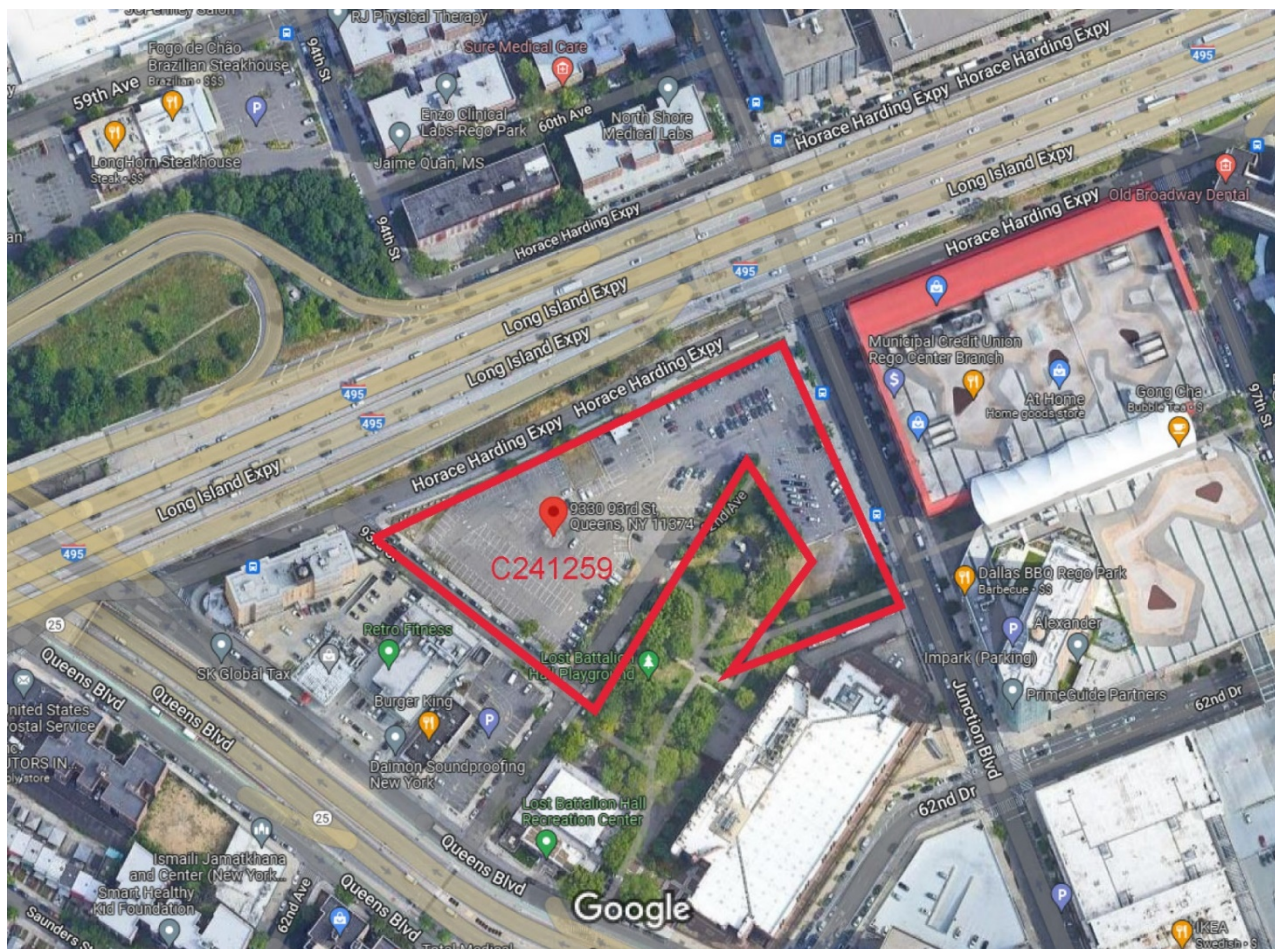
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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!

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<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。
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<b>Język 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: Sadique Ahmed, 518 402 9656, and [sadique.ahmed@dec.ny.gov](mailto:sadique.ahmed@dec.ny.gov)**