

Act Now to Continue Receiving Information About This Site!

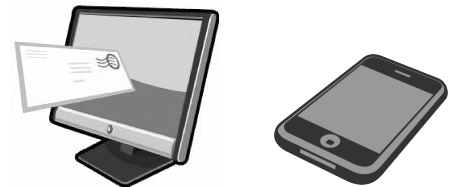
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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.

4 Fulton Square

Brownfield Cleanup Program

Site No. C241262

Flushing, Queens County



Department of
Environmental
Conservation

April 2026

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 4 Fulton Square site ("site") located at 35-32 College Point Boulevard, Flushing, NY 11354. Please see the map for the site location.

Remedial Investigation Report

The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a cleanup plan to address the contamination that was found. The RIR was submitted by 3532 CPB LLC ("applicant").

- Access the RIR and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241262/>.
- Documents also are available at the locations identified under "Where to Find Information."

Highlights of the Remedial Investigation Report

Semi-volatile organic compounds (SVOCs), 1,4-dioxane and polycyclic aromatic hydrocarbons (PAHs), and metals were found in subsurface soils and groundwater at concentrations above use-specific soil cleanup objectives. These compounds are likely the result of past site uses, historic fill, and residual petroleum which is present throughout the site. Per- and polyfluorinated Substances (PFAS) compounds were detected above NYSDEC Guidance Values (GVs) for perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS) in soil and groundwater samples. Petroleum-related and chlorinated VOCs were detected in all six soil vapor samples. The concentrations of petroleum-related and chlorinated VOCs, combined with the relatively low concentrations of these compounds in groundwater and soil, indicate there are either prior petroleum releases or historical fill impacts. Soil vapor intrusion is a concern for the site and mitigation measures will be proposed in the RAWP.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information"). The applicant may then develop a cleanup plan, called a "Remedial Action Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is located on the western side of College Point Blvd near the intersection of Northern Boulevard and is identified as Block 4963, Lot 212 on the NYC Tax map. Most of the 0.92 acres (approximately 40,000 square feet) site is vacant, however approximately 20,000 square feet (ft) in the northeast corner is being used as a materials storage yard for the neighboring building materials supply

store and, a two-story building is present in the northeast corner of the site. The site cover primarily consists of sparsely vegetated bare soil near the waterfront and concrete or asphalt within all other areas on site. Review of historical Sanborn Maps reveal historical use of the site for coal storage predating 1886 until 1980. Following its use for coal storage, in 1980 the site is depicted as an asphalt plant with two asphalt tanks and a two-story office located in the northeastern corner of the site. In 2008, the site was leased for storage of lumber, scrap metal, and building materials and the use has remained consistent since then.

The redevelopment plans are in the preliminary planning stages. The anticipated redevelopment for the site is mixed use which would include: commercial, mechanical and residential lobby space on the ground floor, residential apartments above the ground floor consisting of 30% affordable housing, below grade parking and public open space along a shore-front public walkway.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site code, C241262) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

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NYSDOH, Bureau of Environmental Exposure Investigation
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Corning Tower, Room 1787
Albany, NY 12237
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beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these locations:

<https://extapps.dec.ny.gov/data/DecDocs/C241262/>

Queens Public Library at Flushing

41-17 Main Street
Flushing, NY 11355
Phone: (718) 661-1200

Queens Community Board District 7

30-50 Whitestone Expressway, Suite 205
Flushing, NY 11354
Phone: (718) 359-2800
Fax: (718) 463-3891
E-mail: qn07@cb.nyc.gov

Site Location

