



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

147-35 95th Avenue – Site A

147-35 95th Avenue
Jamaica, NY, 11435

SITE No. C241263

NYSDEC REGION 2

January 2024

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C241263/>

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

Queens Community Board #12
90-28 161st Street
Jamaica, NY 11432
(718) 658-3308
QN12@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Madeleine Babick, Project Manager
NYSDEC
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Project-Related Health Questions
Julia Kenney
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 11237
(518) 402-7873
beci@health.ny.gov

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

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 147-35 95th Avenue -Site A site ("site") located at 147-35 95th Avenue in Jamaica, New York, 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 Sutphin Boulevard Equities 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/C241263/>.
- 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 and off-site disposal of approximately 23,600 tons of soil/fill exceeding Unrestricted Use soil cleanup objectives (UUSCOs) across the Site. Post-remedial soil samples were collected across the Site to confirm attainment of UUSCOs.
- Reuse of approximately 1,200 cubic yards of native, onsite soil as backfill. Reused soil was tested to confirm the material meets UUSCOs.
- An active sub-slab depressurization system (SSDS) was installed beneath the new cellar foundation to mitigate the potential for soil vapor intrusion into the new building. If the remedial goals for soil vapor intrusion are achieved within five years of the COC, the SSDS may be shut off upon DOH and DEC approval.
- 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; (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

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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:

- SMP
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

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

- SSDS

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant 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 is located at the northwest corner of the intersection of 95th Avenue and 148th Street and is identified as Block 9999, Lot 1 on the NYC Tax map. The site is 0.69 acres and was vacant and unimproved land prior to redevelopment. The lot was formerly developed with dwellings and a carpenter's shop sometime prior to 1901. By 1911, non-residential uses of the property included a saw clamp manufacturer and a contractor's stable. By 1925, the property was redeveloped with a 1 ½-story building that was utilized by a meat packing facility until at least 2006. The site

building was demolished prior to 2008 and the site has remained vacant ever since.

The proposed redevelopment of the site includes a 24-story mixed-use commercial and residential building. The building footprint occupies the entirety of the lot.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241263) 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

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>

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Site Location





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Contact: Madeleine Babick, (718) 482-4992, madeleine.babick@dec.ny.gov