

**(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:**

<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.



**Department of  
Environmental  
Conservation**

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C241273/>

### Queens Public Library – Central Library

89-11 Merrick Boulevard  
Jamaica, NY 11432  
(718) 990-0700  
[yusheng.lu@queenslibrary.org](mailto:yusheng.lu@queenslibrary.org)

### NYC Queens Community Board 7

30-50 Whitestone Expressway, Suite 205  
Flushing, NY 11354  
(718) 359-2800  
[Qn07@cb.nyc.gov](mailto:Qn07@cb.nyc.gov)

## Who to Contact

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

### Project-Related Questions

Rafi Alam, Project Manager  
NYSDEC  
625 Broadway, Albany, New York 12233  
(518)-402-8606  
[Rafi.alam@dec.ny.gov](mailto:Rafi.alam@dec.ny.gov)

### Project-Related Health Questions

Jim Sullivan  
NYSDOH  
Empire State Plaza-Corning Tower,  
Room 1787  
(518)-417-1531  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

**For more information about New York's  
Brownfield Cleanup Program, visit:**

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

# FACT SHEET

## Brownfield Cleanup Program

### Magnolia Gardens

39-03 College Point Boulevard  
Flushing, Queens County

November 2024

**SITE No. C241273**

**NYSDEC REGION 2**

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Magnolia Gardens site ("site") located at 39-03 College Point Boulevard, Flushing, New York County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Magnolia Gardens Developer Inc. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator:  
<https://extapps.dec.ny.gov/data/DecDocs/C241273/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 15,100 tons of contaminated soil/fill material exceeding the Restricted Residential Use soil cleanup objectives (RRSCOs), the site-specific cleanup criteria.
- In-Situ (in-place) Chemical Oxidation - This a technology used to treat the elevated trichloroethylene (TCE) concentrations in the groundwater. A chemical oxidant was injected into groundwater in the northeastern portion of the Site.
- Importation of approximately 1,850 tons of clean stone and other material were brought in as backfill for the excavation.
- Collection and analysis of post-remediation soil samples to confirm attainment of RRSCOs.
- Installation of an active sub-slab depressurization system under the building foundation slab to mitigate the potential for soil vapor intrusion into the building.
- Development of a Site Management Plan (SMP) for long-term management of residual 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.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

**Site Description:** The Site is located in the Flushing neighborhood of Queens, New York and is identified as Block 4973, Lot 6 on the New York City Tax Map. The Site is zoned C4-2 (commercial). The Site is bounded: to the north by 39<sup>th</sup> Avenue, followed by residential and commercial buildings; to the east by commercial buildings; to the south by a Mobil filling station; and to the west by College Point Boulevard, followed by a hotel, mall, and hardware store. Historic site use has included a private dwelling and shed, parking lot one-story, slab-on-grade building, a furniture warehouse, an auto repair shop, and a community center. The Site has remained vacant since the building's demolition in 2016.

The proposed redevelopment entails construction of a new mixed-use (residential and community facility) building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241273) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/in dex.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 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

***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:

<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>


# BROWNFIELD CLEANUP PROGRAM

## Site Location



**LEGEND**

 BCP SITE BOUNDARY (SUBJECT TO ENVIRONMENTAL EASEMENT)

 LOT BOUNDARY AND TAX LOT NUMBER

**4973** BLOCK NUMBER

[illegible]

**Contact: <Rafi Alam, (518)-402-8606, and rafi.alam@dec.ny.gov>**