

(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.

Archer Ave Auto Repair and Coal Yard Site

Brownfield Cleanup Program

Site No. C241283

Jamaica, Queens County



Department of
Environmental
Conservation

November 2025

Report Recommends Cleanup of Contamination; Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing the Remedial Investigation Report (RIR) and the proposed remedy to address contamination related to the Archer Ave Auto Repair and Coal Yard Site ("site") located at 163-25 Archer Avenue, Jamaica, Queens County. The public is invited to comment on a proposed remedy. Please see the map for the site location. Based on the findings of the investigation, NYSDEC in consultation with the 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 **November 5 through December 22, 2025**.

- Access the RIR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241283/>.
- Documents also are available at the location(s) identified under "**Where to Find Information**".
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Investigation Report and Draft Remedial Action Work Plan

The proposed Track 1 Unrestricted Use remedy plan consists of:

- Removing Underground Storage Tanks, if encountered;
- Excavation and off-site disposal of approximately 13,000 cubic yards of contaminated soil;
- Collecting and analyzing post-cleanup soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;
- If post-cleanup soil vapor samples indicate continued soil vapor concerns, then a Sub-Slab Depressurization System will be installed in the proposed building;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan would also be required for long term maintenance of the remedial systems; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed cleanup plan was developed by Archer Towers Development LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. 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 0.853-acre site is located in the Jamaica neighborhood of Queens and is bounded to the north by mixed-use commercial properties followed by Jamaica Avenue, to the east by a vacant lot followed by a three-story parking structure, to the south by Archer Avenue followed by elevated Long Island Railroad lines, and to the west by a residential apartment followed by Guy R. Brewer Boulevard. The site consists of a single vacant fenced-in lot. Historical uses of the site included a coal and lumber yard, bus terminal with lubritorium, gasoline filling station with automotive repair, painting operations, and an 8-story parking garage.

The proposed development is consistent with the current surrounding land uses and in compliance with the established zoning for the lots and the surrounding area.

The proposed redevelopment includes construction of a new multi-story residential apartment building with an affordable housing component, containing ground floor retail space and a basement level parking garage covering approximately 75% of the site area.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241283) at:

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

Summary of the Investigation

The primary contaminants of concern at the site are metals, pesticides, and polychlorinated biphenyls in soil, and chlorinated volatile organic compounds in groundwater and soil vapor.

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 the 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 NYSDEC 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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NYSDEC, Division of Environmental Remediation
625 Broadway
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Project-Related Health Questions

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Empire State Plaza, Corning Tower Rm 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 location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C241283/>

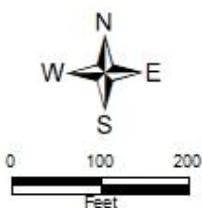
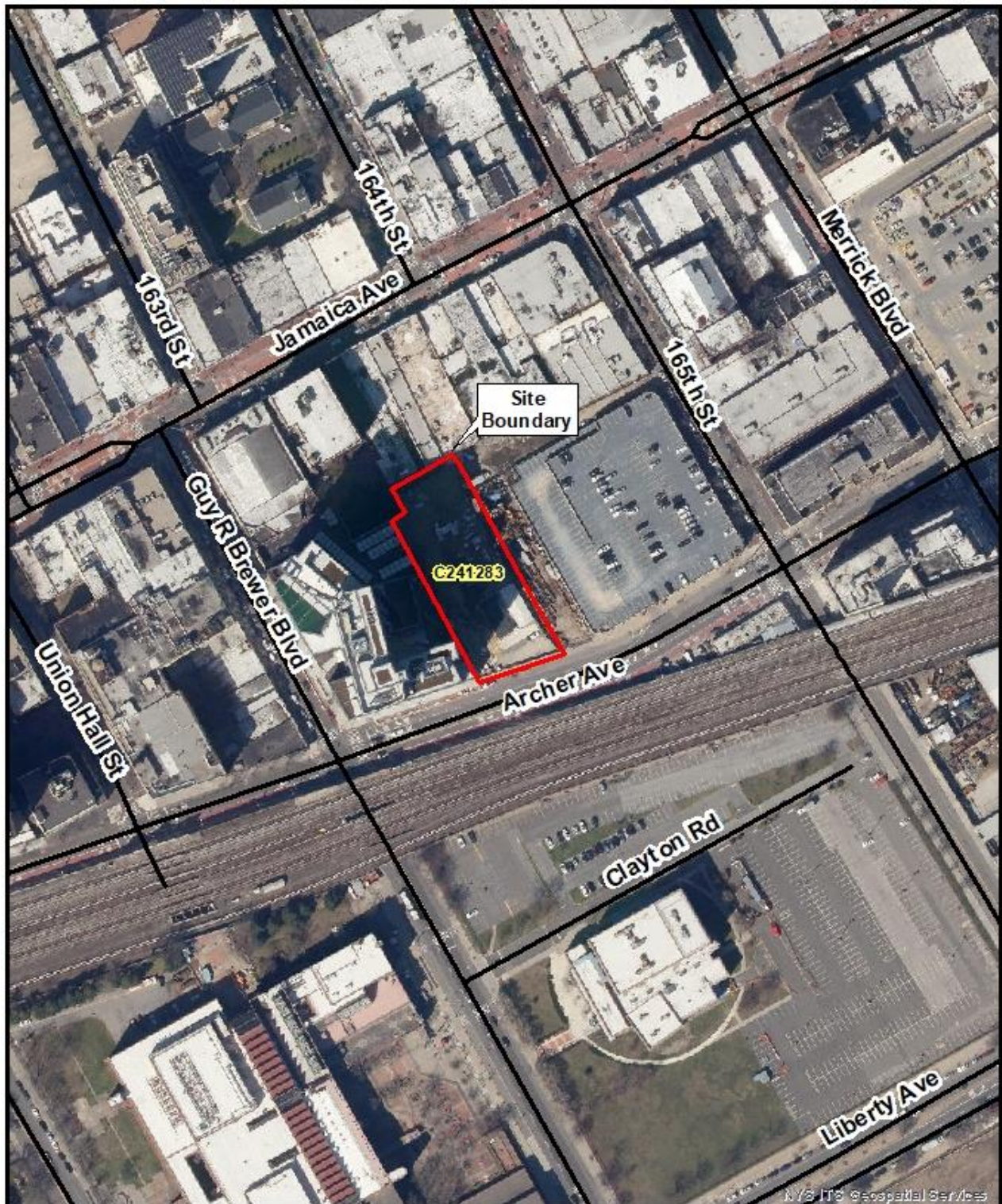
Queens Public Library - Central Library

89-11 Merrick Boulevard
Jamaica, NY 11432
(718) 990-0700

Queens Community Board 12

90-28 161st Street
Jamaica, NY 11432
(718) 658-3308

Site Location



Site Map

Archer Ave Auto Repair and Coal Yard Site
Queens, NY
Site No. C241283



Department of
Environmental
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