



Department of Environmental Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C241199/>

Document Repository Name

Queens Public Library at Richmond Hill
18-14 Hillside Avenue
Queens, NY 11418
(718) 652-4663

Queens Community Board 12 Office
90-28 161st Street
Jamaica, New York 11432
(718) 658-3308

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

Project-Related Health Questions

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

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

FACT SHEET

Brownfield Cleanup Program

148-26 Hillside Avenue
148-26 Hillside Avenue
Jamaica, Queens County

SITE No. C241199
NYSDEC REGION 2

April 2024

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 148-26 Hillside Avenue site ("site") located at 148-26 Hillside Avenue, Jamaica, Queens County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **April 3 through May 18, 2024**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241199/>. Documents also are available at the location(s) 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 remedy consists of:

- Installation of a sub-slab vaporization system to mitigate potential vapor intrusion for an on-Site building;
- Installation of a soil vapor extraction system to mitigate potential vapor intrusion for neighboring properties;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground-intrusive activities;
- Implementation of a Site Management Plan would also be required for long term maintenance of the remedial systems;
- Recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Hillside 168 Inc. ("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 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 0.4 acres located in the county of Queens, New York and is identified as block 9694 and lot 17. The Site is bounded by Hillside Avenue to the north followed by a two-story mixed-use building with apartments above commercial units, a one-story commercial building occupied by a supermarket to the east, a six-story residential apartment building and a two-story religious building to the south, and a two-story commercial building occupied by the National Organization of Industrial Trade Unions to the west.

Historical operation at this site includes a residential building, filling station with gasoline tanks, auto-repair shops, five abandoned 550-gallon gasoline underground storage tanks (USTs) and an inactive 250-gallon waste oil USTs. Currently, the site is vacant while an Interim Remedial Measure (IRM) to remove contaminated soil is on-going under an approved IRM work plan.

Site redevelopment will include the construction of a mixed-use commercial and residential building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241199) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are volatile organic compounds (VOCs) such as 1,2,4-trimethylbenzene, cis 1,2-dichloroethane, tetrachloroethene (PCE), trichloroethene (TCE), vinyl chloride; semi-volatile organic compounds (SVOCs) such as benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene; metals such as lead, arsenic which are present in soil; SVOCs in groundwater; Chlorinated Volatile Organic Compounds (CVOCs) such as PCE, TCE in 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 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://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>

BROWNFIELD CLEANUP PROGRAM

Site Location





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