



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

4 Fulton Square
35-32 College Point Boulevard
Flushing, NY 11354

February 2024

SITE No. C241262
NYSDEC REGION 2

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C241262/>

Queens Public Library at Flushing

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

Queens Community Board District 7

30-50 Whitestone Expressway, Suite 205
Flushing, NY 11354
(718) 359-2800
Qn07@db.nyc.gov

Who to Contact

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

Project-Related Questions

Madeleine Babick, Project Manager
NYSDEC
47-40 21st Street
Long Island City, New York 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Project-Related Health Questions

Harolyn Hood
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 473-4780
beci@health.ny.gov

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

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 4 Fulton Square site ("site") located 35-32 College Point Blvd., Flushing, NY. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 3532 CPB LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **February 21, 2024 through March 21, 2024**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241262/>.
- 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, soil vapor, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs), and metals in soil and/or groundwater on site. Previous investigations have also observed measurable free product in one temporary monitoring well.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern both on-site and off-site.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

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When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed 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 0.93-acres (approximately 40,000 sq ft) and is bounded to the east by College Point Boulevard, to the north by commercial/industrial properties, to the west by the Flushing River, and to the south by a vacant lot (Lot 249) also owned by 3532 CPB, LLC followed by commercial properties including a U-Haul center and automotive repair facility. Approximately half of the site is vacant with the remainder of the lot being used as a materials storage yard for the neighboring building materials supply store. There is also a two-story building (approximately 1,100 square feet) present in the northeast corner of the site.

The site was historically used for coal storage predating 1886 until 1980. Following its use for coal storage, Willets Point Contracting Corporation/Willets Point Asphalt Corporation owned and operated the site until the property was sold to TDC Development & Construction Corporation (TDC) in 2008. TDC leased the site to various companies for storage for lumber, scrap metal, and building materials until 2013 when the property was sold to YWA College Point LLC. The site was sold to 3532 CPB LLC in 2016. The use of the site by tenants for storage has remained consistent since 2008.

The proposed development includes residential space (including an affordable housing component), community

facilities, ground floor commercial space, below grade parking, and a shore public walkway along the Flushing River.

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

<https://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