

10-16 Beach 19th Street

Brownfield Cleanup Program

Site No. C241276

Far Rockaway, Queens County



Department of
Environmental
Conservation

April 2026

Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The New York State Department of Environmental Conservation (DEC) is reviewing the Remedial Investigation Report and Remedial Action Work Plan for the 10-16 Beach 19th Street site ("site") located at 10-16 Beach 19th Street, Far Rockaway, Queens County.

The public is invited to comment on a proposed cleanup plan being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH). Please see the map for the site location.

Remedial Investigation Report & Remedial Action Work Plan

The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a cleanup plan to address the contamination that was found. DEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)," which includes a cleanup alternatives analysis (AA), for 45 days, from **April 17, 2026 through June 3, 2026**.

The RIR and RAWP were submitted by 1016 Beach 19 Partners LLC ("applicant").

- Access the draft Remedial Investigation Report (RIR), RWP with AA, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241276/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Based on the findings of the investigation, DEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site. To address this contamination, DEC has developed the proposed cleanup plan summarized below.

Highlights of the Remedial Investigation Report

Semi-volatile organic compounds (SVOCs) and metals were found in subsurface soils at concentrations above use-specific soil cleanup objectives. The SVOCs and metals are present at depths up to 10 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Chlorinated volatile organic compounds (CVOCs) were detected in soil vapor. Multiple potential underground storage tanks (USTs) were identified during the investigation. Petroleum-related contamination may be present at or around the USTs.

Draft Remedial Investigation Report and Draft Remedial Work Plan with Alternatives Analysis

The proposed Track 2 Restricted Residential Use remedy plan consists of:

- Excavation and off-site disposal of contaminated soil to approximately 11 feet below ground surface in select locations across the site;
- Removal of suspected Underground Storage Tanks;
- Installation of a Sub-Slab Depressurization System and vapor barrier within the proposed building;
- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the cleanup, as well as the completion of efficacy testing to assess the effectiveness of the vapor mitigation system;
- 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;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems and the management of remaining contamination; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by 1016 Beach 19 Partners LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

DEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see “Where to Find Information”). DEC will consider public comments on the Remedial Action Work Plan (RAWP), 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 DEC and NYSDOH.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The property is a 0.429-acre commercial parcel located on the eastern side of Beach 19th Street. Surrounding properties contain residential and commercial uses. The Site is adjoined to the north by an apartment building with a ground floor church, to the east by churches, to the south by retail buildings, and to the west by Beach 19th Street followed by residential buildings and a parking lot.

The Site is primarily covered by a one-story, partially demolished, vacant commercial building (comprised of three distinct sections with common walls). The northern and north-central portion of the property contains exterior asphalt pavement. Site uses included historical automotive repair activities from circa 1933 to 2021. Gasoline and other underground storage tanks were identified at the western portion of the Site.

It is anticipated that a Track 2 restricted residential cleanup will be completed at the site. Once the cleanup is complete, the site will be redeveloped with a 9-story residential building which will provide senior affordable housing.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C241276) at: <https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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>

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 DEC 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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Project-Related Health Questions

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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C241276/>

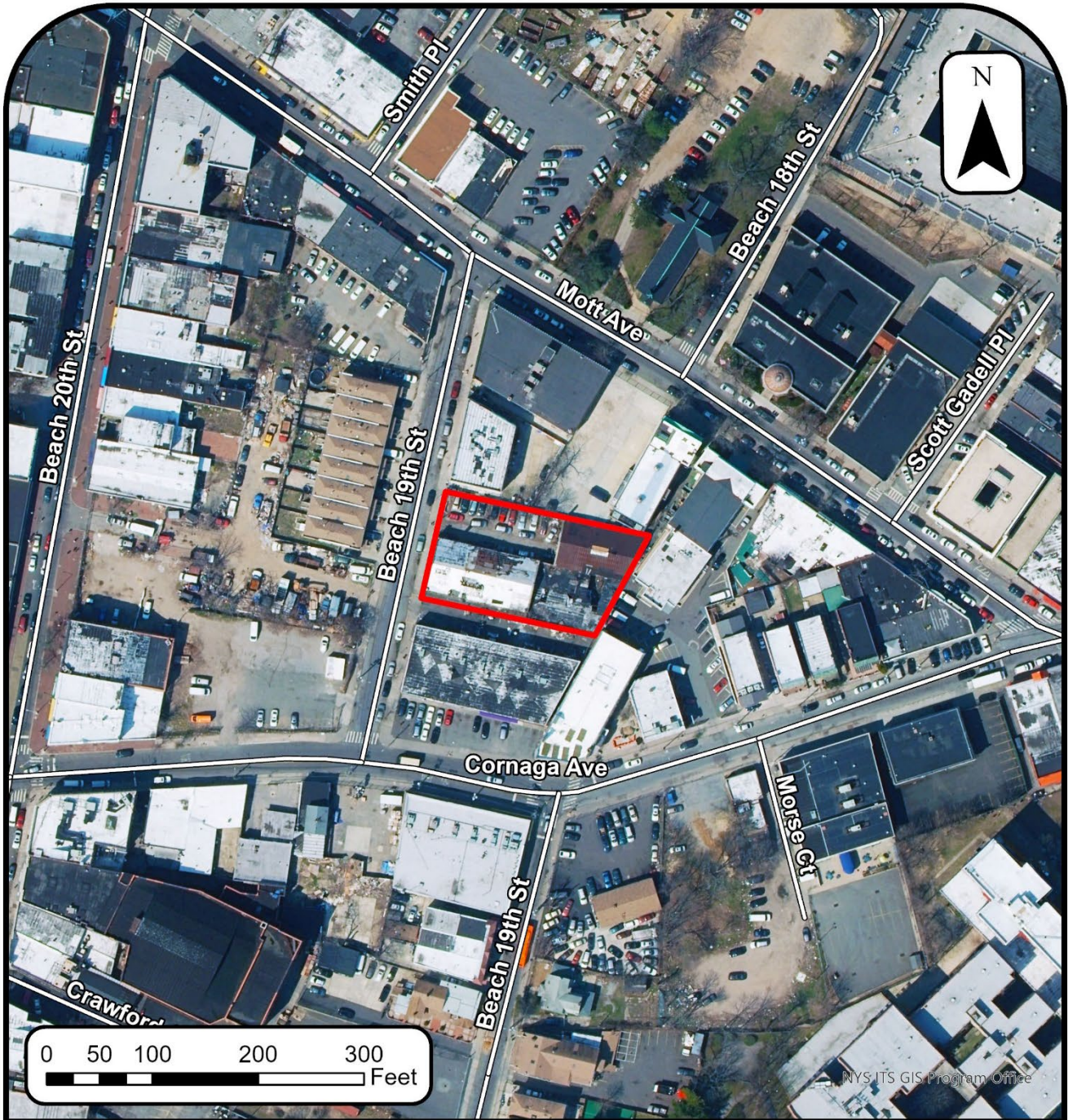
Queens Public Library – Far Rockaway

1637 Central Avenue
Far Rockaway, NY 11691
(718) 327-2549

Queens Community Board 14

1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
(718) 471-7300

Site Location



Legend

-  Site Boundary
-  Local Streets

Site Location Map

10-16 Beach 19th Street
Site No. C241276



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