



NYSDEC Certifies Remediation Requirements Achieved at Brownfield Site

Queens West Development – Parcel 8

The New York State Department of Environmental Conservation (“NYSDEC”) has determined that Queens West Development Corporation and Avalon Riverview North, LLC (collectively, the “Volunteer”) has achieved remediation requirements to address contamination related to the Queens West Development – Parcel 8 Site (“Site”) located 47th Road and Center Boulevard in Hunters Point, Queens, New York, under the New York State Brownfield Cleanup Program (“BCP”). See attached figure for the location of the Site. NYSDEC issued a Certificate of Completion (“COC”) to the Volunteer for the Site on December 30, 2011. A copy of the COC and other project related documents are available at the document repositories identified in this fact sheet (see box at left).

SITE DESCRIPTION & BACKGROUND: The Site occupies 0.73 acres in an area characterized by high-rise multi-unit residential buildings, a state park, and light commercial activities. It is bounded by 47th Road to the north, Center Blvd. to the east, 48th Avenue and Gantry Plaza State Park to the south, and Peninsula Park and the East River to the west (see Figure). The Site is currently vacant. Historically, the Site was used for storage of materials and manufacture of roofing materials. Large quantities of coal tar related materials were once stored in tanks and drums, and were contained in stills. Fuel oil tanks were used for heating and product processing. Residual contamination from these historic uses includes coal tar related and petroleum contaminated soils from processing units and storage, including underground storage tanks.

A Remedial Action Work Plan (RAWP), which presented the requirements for the cleanup of the Site, was approved by the NYSDEC, in cooperation with the New York State Department of Health (“NYSDOH”), in September 2010. The Volunteer has fully implemented the RAWP and is continuing to monitor improvements in environmental conditions at the Site under a Site Management Plan (“SMP”) dated December 2011. The Volunteer submitted a Final Engineering Report (“FER”) dated December 2011, that documents the remedial activities. The SMP, FER and other project documents are available at the document repositories.

Certificate of Completion: The COC issued by NYSDEC contains:

- a description of the remedial activities completed;
- a certification that remediation requirements have been achieved; and
- a description of the boundaries of the Site.

Site remediation (in-place injection treatment of coal tar impacted subsurface soil and removal of surface soil and soil hot-spots) was implemented, as described in the FER, and successfully met the Commercial Use soil cleanup objectives for all Site soil and groundwater. The remedy for this Site includes ongoing implementation of Institutional Controls (ICs) and Engineering Controls (ECs), as required by an environmental easement that has been recorded on title for the Site property. Detailed descriptions of the required ICs and ECs are provided in the SMP.

Project documents can be viewed in the document repositories listed below.

Document Repositories

Community Board No. 2 Office

43-22 50th Street, Second Floor

Woodside, NY 11377

Call in advance: (718) 533-8773

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NYSDEC Region 2 Office

47-40 21st Street

Long Island City, NY 11101

Call in advance: (718) 482-4995

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Queens Borough Public Library

Court Square Branch

25-01 Jackson Avenue

Long Island City, NY 11101

Project Contacts

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BROWNFIELD CLEANUP PROGRAM

NEXT STEPS: NYSDEC issued the COC based on review and approval of an SMP and FER submitted by the Volunteer. The FER described the remedial activities completed and certified that remediation requirements have been achieved for the Site. With its receipt of a COC, the Volunteer is eligible for tax credits related to the remediation and redevelopment of the Site.

BROWNFIELD CLEANUP PROGRAM OVERVIEW: New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among NYSDEC, NYSDOH, and

Volunteers to investigate and/or remediate contaminated Sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective of public health and the environment consistent with the proposed uses of the site. When the Volunteers complete work, NYSDEC provides a release from liability with standard reservations.

For more information about New York State's BCP, visit:

www.dec.ny.gov/chemical/8450.html

