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From: New York State Department of Environmental Conservation <nysdec@public.govdelivery.com>
Sent: Wednesday, April 24, 2019 1:11 PM
To: Ahmed, Sadique (DEC)
Subject: Jackson Heights Shopping Center Site (Jackson Heights) - Cleanup of Site Contamination to Begin



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NYSDEC Announces Cleanup of Contamination Will Begin at Brownfield Site on 31st Ave., Jackson Heights

This link opens a fact sheet about upcoming cleanup action to address contamination related to the **Jackson Heights Shopping Center site #C241176 (Jackson Heights, Queens County)** within New York's Brownfield Cleanup Program:

<http://www.dec.ny.gov/data/der/factsheet/c241176cubegins.pdf>

The fact sheet is in PDF format. You can save, open, and read the fact sheet by using Adobe Acrobat Reader. If you do not have Adobe Acrobat Reader, you can go to the following web page on the NYSDEC web site to download the program: <http://www.dec.ny.gov/about/590.html>

Please do not respond to this email. Replies go to an untended mailbox. If you have questions about the contaminated site identified above, please use the contact information provided in the fact sheet.

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Basil Seggos, Commissioner

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Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Jackson Heights Shopping Center
75-11 31st Avenue
Jackson Heights, NY 11370

April 2019

SITE No. C241176
NYSDEC REGION 2

Where to Find Information:

Project documents are available at these location(s) to help the public stay informed.

Office of State Assemblyman

Michael DenDekker

75-35 31st Avenue
Suite 206B (2nd Floor)
East Elmhurst, NY 11370
(718) 457-0384

Langston Hughes Queens Library

100-01 Northern Boulevard
Corona, NY 11368
(718) 651-1100

Queens Community Board #3

82-11 37th Avenue, Suite 606
Jackson Heights, NY 11372
(718) 458-2707

Who to Contact:

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

Project-Related Questions

Sadique Ahmed, Project Manager
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Albany, NY 12233
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sadique.ahmed@dec.ny.gov

Project-Related Health Questions

Angela Martin
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Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Jackson Heights Shopping Center ("site") located at 75-11 31st Avenue, Jackson Heights, NY. Please see the map for the site location. The cleanup activities will be performed by Allied Jackson Heights, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan. The approved RWP and other documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information." Remedial activities are expected to begin in April 2019 and to be completed in May 2019.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- In-situ ("In-place") chemical oxidation injection to treat soil and groundwater. The chemical oxidant will be injected uniformly through 20 temporary injection points to a treatment depth of 6-23 feet below surface. The goal of the injection program is to break down remaining contamination into harmless compounds.
- Vapor Mitigation: All on-site buildings will have a sub-slab depressurization system, or other acceptable measures, installed to mitigate the migration of vapors into the building from underlying soil and/or groundwater.
- Cover system: A site cover currently exists in areas not occupied by buildings and will be maintained to allow for commercial use of the site. Any site redevelopment will maintain the existing site cover.
- Implementation of a Site Management Plan (SMP) will be required for long-term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a

BROWNFIELD CLEANUP PROGRAM

Certificate of Completion (COC) to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s):

- Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Site Description: The site is located on the north side of 31st Avenue, between 75th and 77th Streets within a mixed commercial and residential area of Queens County. The 1.2-acre site is currently developed with one large contiguous "L-shaped" retail building, mostly occupied by various commercial offices and retail tenants including a dry cleaner. The site is located within a larger 5.8-acre parcel known as the Jackson Heights Shopping Center. The subject site has housed a dry-cleaning business from approximately 1979 to the present.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241176) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/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 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:

<http://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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs at:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you have already signed up and received this fact sheet electronically.

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Figure 1 – Site Location Map

