



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

The Crossing at Jamaica Station
147-22 Archer Avenue
Queens, NY 11435

SITE No. C241183

NYSDEC REGION 2

May 2017

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

Where to Find Information:
Project documents are available at the following location(s) to help the public stay informed.

New York Public Library
Queens Central Branch
89-11 Merrick Boulevard
Jamaica, NY 11432
(718) 990-0700
Call for hours

Queens Community Board 12
90-28 161st Street
Jamaica, NY 11432

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

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

Project Related Questions
Mandy Yau
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4897
man-tsz.yau@dec.ny.gov

Public Health questions:
Arunesh Ghosh
NYSDOH
Empire State Plaza
Corning Tower
Albany, NY 12237
(518) 402-7880
bee@health.ny.gov

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

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to The Crossing at Jamaica Station site (the "Site") located at 147-22 Archer Avenue, Queens County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

Based on the findings of the investigation, NYSDEC 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.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **May 19** through **July 2, 2017**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan: The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed remedy consists of:

- Removal and off-site disposal of any petroleum storage tanks, fill ports, and vents and any associated grossly contaminated soil, if encountered, in accordance with applicable regulations. This work was previously started as an interim remedial measure (IRM).
- Excavation of and appropriate off-site disposal of soil/fill exceeding unrestricted use soil cleanup objectives (UUSCOs). This work was previously started as an (IRM).
- Screening for indications of contamination (by visual means, odor, and monitoring with field instruments) of all excavated/disturbed soil during intrusive work.
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of UUSCOs.
- Installation of a vapor barrier as part of the building construction.
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- If a Track 1 Unrestricted Use cleanup is not achieved, installation of a cover system as an engineering control to allow for restricted residential use of the site.

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- If a Track 1 Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the engineering controls.
- If a Track 1 Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by CJ Plaza One LLC (the “applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Site Description: The Site is located at 147-22 Archer Avenue in the Jamaica section of Queens, New York, also identified as Block 9998, Lot 83 on the New York City Tax Map. The Site consists of an approximately 1.57-acre vacant lot. The former Site buildings were demolished in 2016. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241183) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the Site are semi-volatile organic compounds (SVOCs) and metals, which are present site-wide in soil and groundwater.

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 draft RAWP is revised as needed to describe the selected remedy, and will be made available to

the public. The applicant(s) 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.

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:

<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 available at the following web page:

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 already have signed up and received this fact sheet electronically.

