



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

107-02 Queens Boulevard

107-02 to 107-16 Queens Boulevard  
Queens, NY 11375

SITE No. C241196

NYSDEC REGION 2

September 2018

## Environmental Cleanup to Begin at Brownfield Site

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

**Queens Library - Forest Hills Branch**  
108-19 71 Avenue  
Forest Hills, NY 11375  
Call for hours: (718) 268-7934

**Borough Community Board #6**  
104-01 Metropolitan Avenue  
Forest Hills, NY 11375  
Call in advance: (718) 263-9250

**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**  
Manfred Magloire, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4078  
[manfred.magloire@dec.ny.gov](mailto:manfred.magloire@dec.ny.gov)

**Project-Related Health Questions**  
Sarita Wagh  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

**For more information about New York's Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

Action is about to begin that will address contamination related to the 107-02 Queens Boulevard site ("site") located at 107-02 to 107-016 Queens Boulevard, Queens, NY. Please see the map for the site location. The cleanup activities will be performed by RJ Capital Holdings LLC, AVG Capital LLC and De Boulevard LLC ("applicants") 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 September 2018 and last about 12 months.

**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:

- Excavation and off-site disposal of underground storage tanks, if encountered, and contaminated soil that exceeds the unrestricted use soil cleanup objectives (SCOs);
- Collection and analysis of post-excavation soil samples to confirm achievement of the SCOs;
- Import of clean material that meets the established SCOs for use as backfill;
- As part of the Track 1 (i.e., Unrestricted Use) remedy, a soil vapor intrusion evaluation will be completed, which will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems;
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

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 Final Engineering Report. NYSDEC will then issue a 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

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- 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 approximately 17,090 square feet (0.39-acres) and is currently developed with a one-story commercial building with a rear open parking area in the southern portion. It is bordered on the north by Queens Boulevard and MacDonald Park, on the south by a 7-story residential building and synagogue, on the east by a 5-story warehouse/commercial building, and on the west by 70th Avenue and a US Post Office. The site is located in an urban area and is denoted on New York City tax maps as Block 3238, Lot 44. The site became vacant between January and March 2018. Previously, a dry cleaner had been located at the Site between 1983 until 2018.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241196) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are chlorinated volatile organic compounds (CVOCs), which are present in soil and groundwater primarily in the southwestern portion of the site, in the vicinity of the former dry cleaner, and in soil vapor site-wide.

**Brownfield Cleanup Program Overview:** 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 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 at:

[www.dec.ny.gov/chemical/61092.html](http://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

