



**Department of
Environmental
Conservation**

Where to Find Information:

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241200/>
and at these location(s):

Queens Central Library
89-11 Merrick Boulevard
Jamaica, NY 11432
718-990-0700

Queens Community Board #14
1931 Mott Avenue Room 311
Far Rockaway, NY 11691
(718) 471-7300
qn14@cb.nyc.gov

Who to Contact:

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

Project-Related Questions
Javier Perez-Maldonado, Project Manager
NYSDEC
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Albany, NY 12233
(518) 402-9768
javier.perez-maldonado@dec.ny.gov

Project-Related Health Questions
Sarita Wagh
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza – Corning Tower
Room 1787
Albany, NY 12237
(518) 402-7817
beei@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

Former Peninsula Hospital Site
51-15 Beach Channel Dr.
Far Rockaway, NY 11691

December 2022

SITE No. C241200
NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Peninsula Hospital Site ("site") located at 51-15 Beach Channel Drive, Far Rockaway, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Peninsula Rockaway Limited Partnership, EC Parcel, L.L.C., EC A1 Commercial LLC, and EC A1 Limited Partnership ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241200/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- **Excavation** - Excavation and off-site disposal of about 800 tons of contaminated soil exceeding the Protection of Groundwater soil cleanup objectives (POGSCOs), the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- **Site Cover System** - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- **Development of a Site Management Plan (SMP)** for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

BROWNFIELD CLEANUP PROGRAM

- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicants would be able to redevelop the site after receiving a COC. In addition, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The site is located at 51-15 Beach Channel Drive in Far Rockaway, NY and is comprised of several lots in Block 15842. The site is approximately 8.76 acres in size and is bounded by Beach Channel Drive to the north, Beach 50th Street to the east, Beach 53rd Street to the west, and Rockaway Beach Boulevard to the south. Historic site use has included residential, small retail stores and a small hotel (early-1900s to 1951), and a hospital (1957 to 2012).

The applicant is currently constructing a multi-phase mixed-used development that includes ten buildings, parking areas, green open spaces, and a public plaza.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241200) at:

<https://www.dec.ny.gov/cfm/external/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 may include recreation, housing, business, or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the SCOs 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:

<https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

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://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location





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