



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Rockfarmer 37th Avenue
82-13 37th Avenue.
Jackson Heights, NY 11372

SITE No. C241212

NYSDEC REGION 2

March 2021

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C241212/>
and at these locations:

Queens Library at Jackson Heights

35-51 81st Street
Jackson Heights, NY 11372
(718) 899-2500

Queens Community Board 3

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

(*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online DECinfo Locator, please contact the NYSDEC project manager listed below for assistance.)

Who to Contact

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

Project-Related Questions

Sadique Ahmed, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9767
sadique.ahmed@dec.ny.gov

Project-Related Health Questions

Kristin Kulow
NYSDOH
28 Hill Street, Suite 201
(607) 353-4335
beci@health.ny.gov

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

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Rockfarmer 37th Avenue BCP site ("site") located at 82-13 37th Avenue, Jackson Heights, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **March 3 through April 17, 2021**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241212/>.
- Documents also are available at the locations identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed remedy consists of:

- Installation of a Sub-Slab Depressurization System (SSDS) under the on-site building.
- Implement the Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) during all ground intrusive activities.
- Implementation of a Site Management Plan (SMP), including a groundwater monitoring program, for long-term monitoring and maintenance of the remedial systems.

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- A site cover currently exists over the entire property and will be maintained to allow restricted residential use of the site.
- Placement of an Environmental Easement on the property to restrict the site to restricted residential use and to ensure implementation of the Site Management Plan (SMP).

The proposed remedy was developed by 37th Avenue Owner LLC (“applicant”) 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 also available for review at the locations identified on Page 1.

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 applicant 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.

Site Description: This 0.46-acre site is located on the north side of 37th Avenue, between 82nd Street and 83rd Street. The on-site building serves as a commercial office building with a pharmacy and nail salon. The current building will be improved into a nine-story commercial office building with ground floor retail and a two-level parking garage.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241212) at:
<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Perchloroethylene (PCE) was detected in only one of 21 soil samples. The identified

PCE source area was addressed by a prior remedial action. That removal action included the excavation and off-site disposal of 0.5 cubic yards of contaminated soil. PCE was detected in groundwater at a maximum concentration of 140 parts per billion (ppb). Chlorinated volatile organic compounds (CVOCs) were detected in sub-slab vapor and indoor air samples, triggering the need for mitigation.

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 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>

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Site Location

