



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

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

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 always
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
keci@health.ny.gov

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

April 2021

SITE No. C241212
NYSDEC REGION 2

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will 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. The cleanup activities will be performed by 37th Avenue Owner LLC ("applicant") 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.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241212/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Remedial activities are expected to begin in June 2021 and last approximately 5 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:

- Installation of a Sub-Slab Depressurization System (SSDS) under the on-site building.
- Implementation of a Site Management Plan (SMP), including a groundwater monitoring program, for long-term monitoring and maintenance of the remedial systems.
- Maintaining an existing site cover 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 SMP.

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.

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

<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

