



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Far Rockaway Project
20-02 Mott Avenue
Far Rockaway, NY 11691

June 2019

SITE No. C241224
NYSDEC REGION 2

Where to Find Information:

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

Queens Public Library-Far Rockaway Branch

1637 Central Avenue
Far Rockaway, NY 11691
(718) 327-2549

Queens Community Board 14

1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
(718) 471-7300

Who to Contact:

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

Project Related Questions

Christopher Allan, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065

Christopher.Allan@dec.ny.gov

Project-Related Health Questions

Melissa Doroski, MPH
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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Far Rockaway Project ("site") located at 20-02 Mott Avenue, Far Rockaway, New York under New York State's Brownfield Cleanup Program (BCP). The cleanup activities will be performed by Redfern FRP LLC, FRV Phase 1 Moderate LLC, FRV Phase I LIHTC LLC, FRV Phase I Commercial LLC, and Rockaway Village Housing Development Fund Corporation ("Volunteers") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Remedial Action Work Plan (RAWP) has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP and other documents related to the cleanup of this site can be found at the document repositories listed in the box at left. Remedial activities are expected to commence in June 2019 and are expected to last approximately 7 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 contaminated soil to 7 feet below surface grade across the majority of the site and to 15 feet below grade in the northern portion of the site to achieve the soil cleanup objectives (SCOs) for unrestricted use;
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- If an unrestricted use cleanup is not achieved, implementing a Site Management Plan (SMP) 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.

The HASP and CAMP establish procedures for the protection of 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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant would:

- have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. 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 Certificate of Completion.

Site Description: The site is 4.06-acres and located on Mott Avenue between Redfern Avenue to the west and Central Avenue to the east. The site is currently occupied by a vacant shopping center and the associated asphalt-paved parking lot. The shopping plaza was previously occupied by a supermarket, a drug store, a taxi service and a dry cleaner, among other tenants. A Site Location Map is attached.

Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241224) at:

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

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 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 have already signed up and received this fact sheet electronically.

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Site Location Map

