



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Far Rockaway Project

20-02 Mott Avenue

Far Rockaway, NY 11691

SITE No. C241224

NYSDEC REGION 2

September 2021

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241224/>

and at these location(s):

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

Cbrock14@nyc.rr.com

**Repositories are temporarily unavailable
due to COVID-19 precautions. If you
cannot access the online repository, 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

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

Eamonn O'Neil

NYSDOH

Empire State Plaza

Corning Tower

Albany, NY 12237

(518) 402-7877

beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.htm

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Far Rockaway Project ("site") located at 20-02 Mott Avenue in Far Rockaway, NY under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were 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, FRV Phase 2 LIHTC LLC, FRV Phase 2 Commercial LLC, and Rockaway Village II Housing Development Fund Corporation (collectively, the "applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241224/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation of soil/fill exceeding Unrestricted Use soil cleanup objectives (SCOs) to a depth of approximately seven feet below grade. Approximately 58,114 tons of contaminated soils were removed as part of the remedy;
- Confirmatory endpoint samples were collected at the base and sidewalls of the remedial excavation to document performance of the remedy;
- Clean fill was placed to establish the designed grades at the site;
- As part of the Track 1/Unrestricted Use remedy, a soil vapor intrusion evaluation was completed.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

1. Describes the cleanup activities completed.
2. Certifies that cleanup requirements have been or will be achieved for the site.

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3. Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
4. Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The remedial actions completed at the site have been confirmed by the collection of end-point soil samples that reveal the soils meet Part 375 Unrestricted Use Soil Cleanup Objectives. Because the soils meet this criterion, no institutional controls or engineering controls are required for the site.

Next Steps: With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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 was previously currently occupied by a shopping center and associated asphalt-paved parking lot. The shopping plaza was occupied by a supermarket, a drug store, a taxi service and a dry cleaner, among other tenants. The site is currently undergoing redevelopment for mixed-use retail and affordable housing.

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:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/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 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

