



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C241229/>
and at these locations:

Queens Library at Flushing*

41-17 Main Street
Flushing, NY 11355
Tel.: (718) 661-1200

Queens Community Board 7

133-32 41st Rd #3B
Flushing, NY 11355
Tel.: (718) 359-2800

(*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

Javier Perez-Maldonado, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
Tel.: (518) 402-8172
Email: javier.perez-maldonado@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH
Bureau of Environmental Exposure
Investigation
Center for Environmental Health
Corning Tower, Rm 1787
Albany, NY 12237
Tel.: (518) 402-7817
Email: beci@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

131-24 Avery Avenue

131-24 to 131-32 Avery Avenue
Flushing, NY 11355

SITE No. C241229

NYSDEC REGION 2

January 2021

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 131-24 Avery Avenue site ("site") located at 131-24 to 131-32 Avery Avenue, Flushing, NY under New York State's Brownfield Cleanup Program (BCP) have been met. Please see the map for the site location.

The cleanup activities were performed by Wilson Realty Management LLC ("applicant") 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/C241229/>.
- The documents also are available at the locations 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 and proper off-site disposal of 11,300 tons of contaminated soil exceeding the unrestricted soil cleanup objectives (USCOs). Clean backfill was imported from off-site to meet design grades.
- Treatment of groundwater contamination using a chemical reduction agent. The groundwater was treated by mixing zero-valent iron particles with the saturated soils to promote breakdown of chlorinated volatile organic compounds (e.g., tetrachloroethene, trichloroethene) in the on-site groundwater. Injection points were installed in the lowest level of the new building to facilitate additional future groundwater treatment, if necessary.
- Installation of a sub-grade parking ventilation system to address the potential for soil vapor intrusion into occupied structures.
- Placement of an environmental easement on the property to restrict the site to restricted residential uses and to ensure implementation of the Site Management Plan (SMP).
- Implementation of a SMP for long-term maintenance of the engineering controls.

The intent of the remedy is to achieve unrestricted conditions within five years.

BROWNFIELD CLEANUP PROGRAM

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.
- 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 following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Groundwater Injection Points (for further treatment if necessary)

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is 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 located east of the southeast corner of the intersection of Avery Avenue and 131st Street and is identified as Block 5076, Lots 69, and 75 on the NYC Tax map. The site is 8,625 square feet (0.198 acres). Past uses of the site include a carpet store, a furniture store, and a lighting products retail store. By 2017, these on-site buildings had been demolished and the site was vacant. Historic operations conducted at the site resulted in contamination of the subsurface soils and/or groundwater with metals, polychlorinated biphenyls (PCBs), semi-volatiles organic compounds (SVOCs) and chlorinated volatile organic

compounds (CVOCs), which have been cleaned up under the Brownfield Cleanup Program. The applicant is currently constructing a 6-story commercial building with a basement to redevelop the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241229) at:

<https://www.dec.ny.gov/cfm/external/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

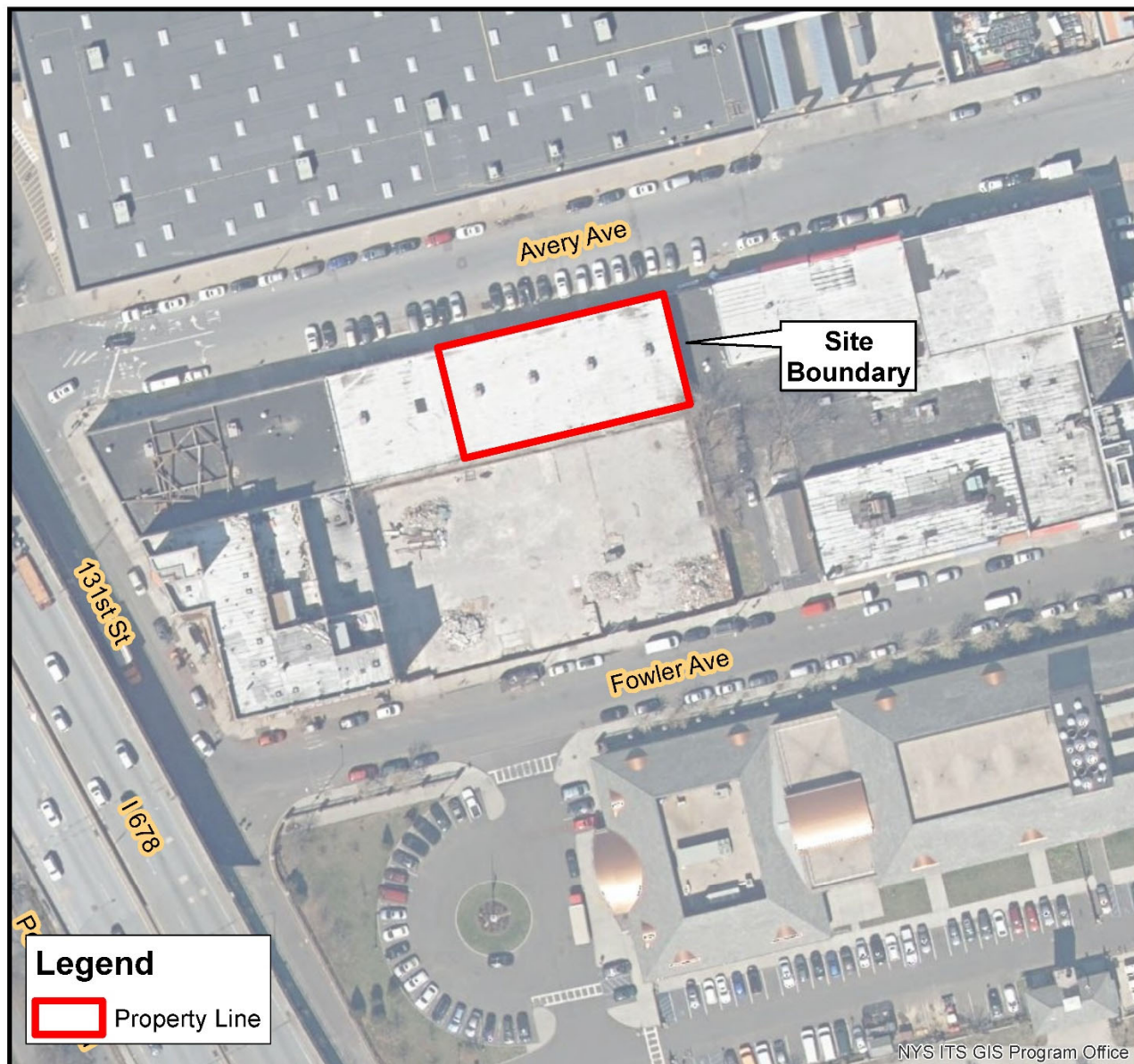
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location



Legend

 Property Line

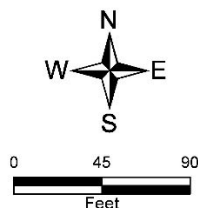


Figure 1
Site Map
131-24 Avery Avenue
Flushing, Queens County
Site No. C241229



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