

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

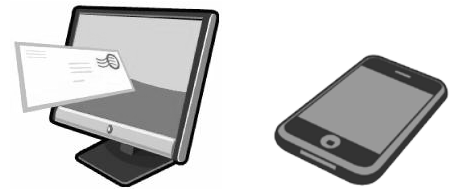
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

**Brownfield Cleanup Program**

**Beach 21st Street  
Development  
10-47 Beach 21 Street  
Far Rockaway, NY 11691**

**SITE No. C241239**

**NYSDEC REGION 2**

**January 2020**

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

### **Queens Library at Far Rockaway**

Sharon Anderson, Branch Manager  
1637 Central Avenue  
Far Rockaway, NY 11691  
Tel: (718) 327-2549

### **Queens Community Board 14**

Jonathan Gaska, District Manager  
1931 Mott Avenue, Room 311  
Far Rockaway, NY 11691  
Tel: (718) 471-7300

Web:

<https://www1.nyc.gov/site/queenscb14/index.page>

## Who to Contact

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

### **Project-Related Questions**

Rafi Alam, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9767

[Rafi.Alam@dec.ny.gov](mailto:Rafi.Alam@dec.ny.gov)

### **Project-Related Health Questions**

Jacquelyn Nealon  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860

[BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://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 Beach 21st Street Development site ("site") located at 10-47 Beach 21 Street, Far Rockaway, NY. Please see the map for the site location. The cleanup activities will be performed by Beach 21st Limited Partnership ("applicant(s)") 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/C241239/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in January 2020 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:

- Demolition of site structures and construction of the support of excavation (SOE) system to facilitate the remediation;
- Excavate and dispose of approximately 10,000 cubic yards of contaminated soil across the entire site;
- Remove and properly dispose of any underground storage tanks (USTs) and contaminated soil encountered during excavation;
- Excavate a soil hotspot contaminated with lead in the central portion of the site to about 10.5 feet below ground surface (bgs);
- Collect and analyze end-point soil samples to evaluate the effectiveness of the remedy;
- Analysis of soil samples for per- and polyfluoroalkyl substances (PFAS); and
- Import clean soil that meets the established Soil Cleanup Objectives for use as backfill.

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.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** After the applicant(s) 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 (COC) to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s):

- 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.

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:** The site is located at 10-47 Beach 21st Street in Far Rockaway, NY and is identified on the Queens Borough Tax Map as Block 15705, Lot 69. The 42,500-square-foot (0.98 acre) site is used as a bus stop and a municipal parking lot that contains a temporary bus shelter. All surfaces, except for an approximately 2,000-square-foot unpaved area in the southwest corner, are covered with pavement. There are no permanent structures on-site. From about 1886 through 1962, Long Island Rail Road (LIRR) tracks, a coal/lumber yard, paint shop/storage, manufacturing facilities, woodworking, carpet cleaning and a tin shop occupied the site. Based on aerial photos, the site appears to have been used for parking and a bus stop since 1975.

Additional site details, including environmental and health

assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241239) at:

<http://www.dec.ny.gov/cfmx/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:

<http://www.dec.ny.gov/chemical/8450.html>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://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: <http://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

