

(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

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

13-12 Beach Channel Drive
13-12, 13-16, and 13-24 Beach
Channel Drive
Far Rockaway, NY 11691

SITE No. C241254
NYSDEC REGION 2

Where to Find Information

Access project documents through the
DECinfo Locator
and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C241254/>

Queens Public Library, Central Branch
89-11 Merrick Blvd
Jamaica, NY 11432
(718) 990-0700

Queens Community Board 14
1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
(718) 471-7300
qn14@cb.nyc.gov

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
Sarita Wagh
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7817
beci@health.ny.gov

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

November 2023

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 13-12 Beach Channel Drive site ("site") located at 13-12, 13-16, and 13-24 Beach Channel Drive, Far Rockaway, New York under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by BCD Owner, LLC and BCD Shelter Owner LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241254/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Implementation of a permeable reactive barrier (PRB) along the upgradient property boundary to treat tetrachloroethene (PCE) and trichloroethene (TCE) in groundwater and, to inhibit future migration of PCE and TCE contaminated groundwater from off-site sources onto the site.
- Installation of groundwater monitoring wells to monitor the effectiveness of the PRB.
- Excavation and off-site disposal of about 315 tons of tetrachloroethene (PCE) contaminated soil exceeding the Protection of Groundwater Soil Cleanup Objectives (SCOs).
- Collection and analysis of endpoint samples, in accordance with Division of Environmental Remediation (DER)-10, to confirm that Track 2 RRUSCOs were achieved across the site.
- Importation of backfill material to the site in accordance with applicable 6 NYCRR Part 375 and DER-10 requirements as needed to meet development elevation.
- Installation and operation of an active sub-slab depressurization system to mitigate the potential for soil vapor intrusion into the new building to be constructed at the site.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The site is 0.741-acres and is bordered on the west by Beach Channel Drive, on the south by a commercial strip mall and Mott Avenue, to the east by Redfern Avenue, and to the north by commercial and residential buildings followed by Dix Avenue. It was formerly developed with a one-story former fast-food restaurant on Lot 5, a three-story former residential building and church on Lot 6, and a one-story former carwash on Lot 9.

The site is currently in the final stages of redevelopment of an 8-story 132,000 gross square foot new mixed-use facility that will include a homeless shelter and affordable residential units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241254) at:

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

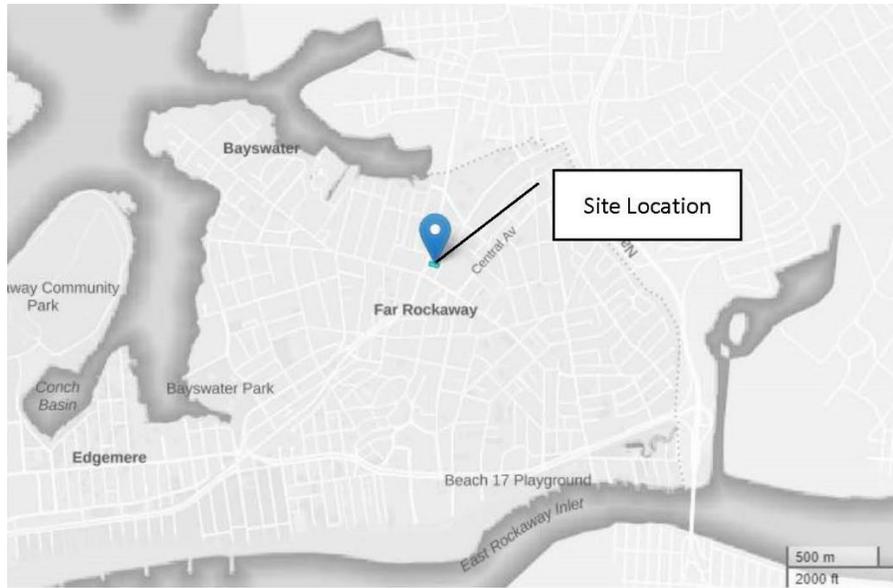
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Język Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Christopher Allan – (718) 482-4065 – christopher.allan@dec.ny.gov