



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Rockfarmer 37th Avenue  
82-13 37th Avenue.  
Jackson Heights, NY 11372

September 2020

SITE No. C241212  
NYSDEC REGION 2

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C241212/> and at these location(s):

### Queens Library at Jackson Heights

35-51 81st Street  
Jackson Heights, NY 11372  
(718) 899-2500

### Queens Community Board 3

82-11 37th Avenue, Suite 606  
Jackson Heights, NY 11372  
(718) 458-2707

(\*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online DECinfo Locator, 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

Sadique Ahmed, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9767  
[sadique.ahmed@dec.ny.gov](mailto:sadique.ahmed@dec.ny.gov)

### Project-Related Health Questions

Kristin Kulow  
NYSDOH  
28 Hill Street, Suite 201  
(607) 432-3911  
[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)

## Interim Remedial Measure Proposed Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the Former Rockfarmer 37<sup>th</sup> Avenue BCP site ("site") located at 82-13 37<sup>th</sup> Avenue, Jackson Heights, NY. Please see the map for the site location.

NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) represents part of the cleanup for the site. The expedited cleanup activities are expected to begin in October 2020 and last about 3 weeks. The activities will be performed by 37th Avenue Owner LLC ("applicant") with oversight provided by NYSDEC.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 30 days, from **September 23** through **October 23, 2020**.

- Access the IRM Work Plan and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C241212/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Interim Remedial Measure (IRM) Work Plan:** An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. The IRM proposes the following cleanup activities:

- Installation of a Sub-Slab Depressurization System (SSDS) including additional sampling to ensure effectiveness;
- Removal of soil which exceeds the soil cleanup objectives (SCOs) for protection of groundwater;
- Import clean material that meets the unrestricted SCOs for use as backfill, and;
- Implement the Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) during all ground intrusive activities.

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**Site Description:** This 0.46-acre site is located on the north side of 37th Avenue, between 82nd Street and 83rd Street. The site has a nine-story commercial office building with ground floor retail (a pharmacy, nail salon, and vacant space) and a two-level parking garage. The site building also has a basement, which is occupied by office space, utilities and storage areas. The building footprint covers the entire site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241212) at:

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

**Summary of the Investigation:** Perchloroethylene (PCE) was detected in one soil sample out of twenty-one samples collected within 2-4 foot depth. Some low levels of metals were also detected in shallow soils. During the April 2020 groundwater sampling, PCE was detected in groundwater in all site wide monitoring wells. The maximum concentration of PCE was detected in an upgradient well on the sidewalk. Low levels of perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were detected in only one monitoring well. Chlorinated volatile organic compounds (CVOCs) were detected in 12 sub-slab vapor and 10 indoor air samples at levels requiring mitigation.

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on nature of the existing contaminants identified at the site and the potential for human exposure to site-related contaminants via soil vapors.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**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:  
<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

## Site Location Map

