



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241005/>
and at these location(s):

*(*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)*

Queens Public Library – Sunnyside
43-06 Greenpoint Avenue
Long Island City, NY 11104
(718) 784-3033

Queens Community Board #2
43-22 50th Ave
Woodside, NY 11377
(718) 533-8773

Who to Contact

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

Project-Related Questions
Kyle Forster, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-8644
kyle.forster@dec.ny.gov

Project-Related Health Questions
Stephanie Selmer
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza – Corning Tower
Albany, NY 12237
(518) 402-7864
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

Review Ave. Development II
37-80 Review Avenue
Long Island City, NY 10111

SITE No. C241005
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 Review Avenue Development II site ("site") located at 37-80 Review Avenue in Long Island City, 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 37-80 Review 123 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/C241005/>.
- 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:

- Construction of a site-wide petroleum recovery and treatment system.
- Site Cover System - The existing cover system (consisting of the surrounding asphalt pavement) was restored after the recovery system installation, and will be maintained.
- Development of a Site Management Plan (SMP) for long-term management of remaining 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.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

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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:

- Petroleum Recovery System
- Cover System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) 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 1.7-acre site is located at 37-80 Review Avenue and is identified as Block 312, Lot 69 on the Queens County tax map. It consists of a parking lot and a subsurface petroleum recovery system. The site is bounded by the Review Avenue Development I Site to the northwest, the southern line of the Long Island Railroad to the southwest, the former Phoenix Beverage property to the southeast, and the Calvary Cemetery to the northeast. Historically, various oil refining operations were

conducted at the site since the late 19th century. In 1980 the property was acquired by Quanta Resources and used for the refining of used crankcase oil and other liquid recycling until late 1981. The source of petroleum beneath the site is from historical on-site operations.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241005) at:

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

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

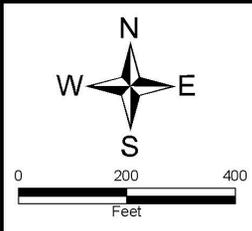


Figure 1 Site Map

Review Ave Development II
Queens, NY
Site No. C241005

