



Queens West (Hunter's Point) Parcel 8
Queens, NY 11101

Final Engineering Report Available for Review Queens West (Hunter's Point) Parcel 8 Site

Document Repositories

NYSDEC Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4995

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Queens Borough Public Library

Court Street Branch
25-01 Jackson Avenue
Long Island City, New York 11101
(718) 937-2790
Call for hours

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For more information about New York
State's BCP, visit:

www.dec.ny.gov/chemical/8450.html

The New York State Department of Environmental Conservation (NYSDEC) is providing this Fact Sheet to you because you live near or otherwise have interest in the Queens West (Hunter's Point) Parcel 8 property (the Site), located at 4-56 47th Road, Long Island City, NY. See map on last page for location of Site. The Site developers, Queens West Development Corporation, Avalon Riverview II, LLC, and Avalon Riverview North, LLC (collectively the Volunteer), has completed remediation at the Site, with oversight provided by the NYSDEC and the New York State Department of Health (NYSDOH). The Remedial Action Work Plan (RAWP), submitted under the Brownfield Cleanup Program (BCP) by the Volunteer has been found by the NYSDEC and the NYSDOH to be protective of public health and the environment and was approved by NYSDEC in September 2010. The approved RAWP is available for public review at the document repositories listed in the box at left.

SITE DESCRIPTION: The Site occupies 0.73 acres in an area characterized by high-rise multi-unit residential buildings, a state park, and light commercial activities. It is bounded by 47th Road to the north, Center Blvd. to the east, 48th Avenue and Gantry Plaza State Park to the south, and Peninsula Park and the East River to the west (see Figure). The Site is currently vacant. Historically, the Site was used for storage of materials and manufacture of roofing materials. Large quantities of coal tar related materials were once stored in tanks and drums, and were contained in stills. Fuel oil tanks were used for heating and product processing. Residual subsurface contamination from these historic uses includes coal tar related and petroleum contaminated soils from processing units and storage, including underground storage tanks.

HIGHLIGHTS OF THE REMEDIAL ACTION: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of all soil/fill exceeding the Commercial Use Soil Cleanup Objectives presented in the NYSDEC Part 375 Regulations from ground surface to four feet below grade for soil impacted from past site use;
- Excavation and off-site disposal of shallow Hot Spot areas contaminated with PCBs, metals, and petroleum;
- Removal of an underground storage tank and associated piping;
- Post-excavation sampling to assess conformance with the remedial action objectives;
- Installation of a composite cover system consisting of, at a minimum, 2 feet of clean soil and/or 6 inches of asphalt or concrete;
- Recording of an Environmental Easement requiring implementation of engineering and institutional controls to manage residual contamination; and
- Publication of a Site Management Plan for long term management of residual contamination, as required by the Environmental Easement, that will require installation of an active sub-slab depressurization system and vapor barrier for any occupied buildings constructed on the Site.

NEXT STEPS: All work is complete and was implemented in accordance with the approved RAWP. NYSDEC and NYSDOH will review the Final Engineering Report, which describes in detail the implemented remedial actions. Once the FER is approved, the project will be eligible for a Certificate of Completion (see next page for more details).

BROWNFIELD CLEANUP PROGRAM

BROWNFIELD CLEANUP PROGRAM OVERVIEW:

New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among NYSDEC, NYSDOH, and Volunteers to investigate and/or remediate contaminated Sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective of public health and the environment consistent with the proposed uses of the site. When the Volunteers complete work, NYSDEC provides a release from liability with standard reservations. For more information about New York State's BCP, visit:

www.dec.ny.gov/chemical/8450.html

Contact the NYSDEC project manager if you have any concerns or questions on the work, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Figure 1

