

(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.

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# FACT SHEET

# Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

**Site Name:** The Wills Building  
**DEC Site #:** C241143  
**Address:** 43-01 21st Street  
Long Island City, NY 11101

Have questions?  
See  
"Who to Contact"  
Below

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to The Wills Building site ("site") located at 43-01 21st Street, Long Island City, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat, and actions are required.

The NYSDEC is also announcing here that the previously noticed Remedial Investigation report for the site has been approved as final.

### How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **June 12, 2015** through **July 20, 2015**. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

### Draft Remedial Work Plan and Proposed Decision Document

The cleanup plan is described in Remedial Work Plan, which is available for review in the document repository for the site. The proposed remedy consists of:

- Continued operation of the Sub-Slab Depressurization System (SSDS) installed in a previous Interim Remedial Measure;
- The addition of an Air Sparge/Soil Vapor Extraction System (AS/SVE) beneath the building to degrade the source of contamination;
- A requirement for data collection relative to the AS/SVE system operation, and a requirement for the future design and implementation of a down gradient in-situ groundwater treatment program. This program will likely introduce a chemical amendment into the groundwater, with the goal of completely breaking down the contamination that leaves the site;

- A requirement for the maintenance of the existing cover system at the site;
  - A requirement that a Site Management Plan (SMP) be drafted and implemented. The Site Management Plan (SMP) will detail the requirements of future monitoring and maintenance of the remedy, and;
  - The implementation of an Environmental Easement that will allow the enforcement of the SMP
- The proposed remedy was developed by 43-01 21st Street L.L.C. ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

**Summary of the Investigation**

The investigation consisted of:

- Installation of several soil borings directly through the building slab;
- Collection of samples from each of the soil borings;
- Installation of temporary wells at select locations;
- Collection of groundwater samples at the newly installed temporary wells;
- Installation of new groundwater monitoring wells to supplement an already extensive monitoring system;
- Collection of groundwater samples from all wells, and;
- Collection of additional soil vapor data.

The results of the investigation confirmed that high levels of Volatile Organic Compounds (VOCs) consisting primarily of Perchloroethylene (PCE) and, to a lesser extent, Trichloroethylene (TCE) are present beneath the building in groundwater, as well as in soil vapors. Levels in groundwater were recorded as high as 90,000 parts per billion (ppb), and were in excess of four million micrograms per cubic meter (ug/m3) in soil vapors, both greatly exceeding the state's criteria for remedial action to be taken.

**Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. Certain aspects of the planned remedy will require preliminary installation and testing of equipment, so building occupants may notice interior construction activities in the weeks ahead.

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

**Background**

Location: The site is located in an urban area in Long Island City at the corner of 43rd Avenue and 21st Street.

Site Features: The site is a 1.11-acre parcel and is currently developed with a brick and steel-reinforced concrete 3-story building.

**Current Zoning and Land Use:** The site is currently occupied by a 3-story building that is fully tenanted by mixed-use commercial and light manufacturing entities. The site is zoned M1-4 and the surrounding area consists mostly of commercial and industrial sites.

**Past Use of the Site:** Past land uses include x-ray equipment manufacturing, cosmetic manufacturing, clothing manufacturing and uniform service companies.

**Site Geology and Hydrogeology:** The property is relatively flat, with an approximate ground elevation of 19 feet above mean sea level. General topography in the area of the site slopes slightly to the West. The East River is located approximately 1/2 mile northwest of the site.

Overburden materials are composed of brown sands, silty sands, and trace amounts of fine gravel. Bedrock beneath the site has been encountered at approximately 20 feet below ground surface (bgs). Groundwater has been encountered in the overburden at approximately 12 feet bgs.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C241143>

**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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Queens Public Library - Long Island City Branch  
Attn: Tienya Smith  
37-44 21st Street  
Long Island City, NY 11101  
phone: 718-752-3700

### Who to Contact

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

#### Project-Related Questions

Jonathan Greco  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Tel: 518-402-9694  
Email: jonathan.greco@dec.ny.gov

#### Site-Related Health Questions

Ms. Dawn Hettrick  
New York State Department of Health  
Empire State Plaza Corning Tower Rm 1787  
Albany, NY 12237  
Tel: 518-402-7860  
Email: BEEI@health.ny.gov

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: <http://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.

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

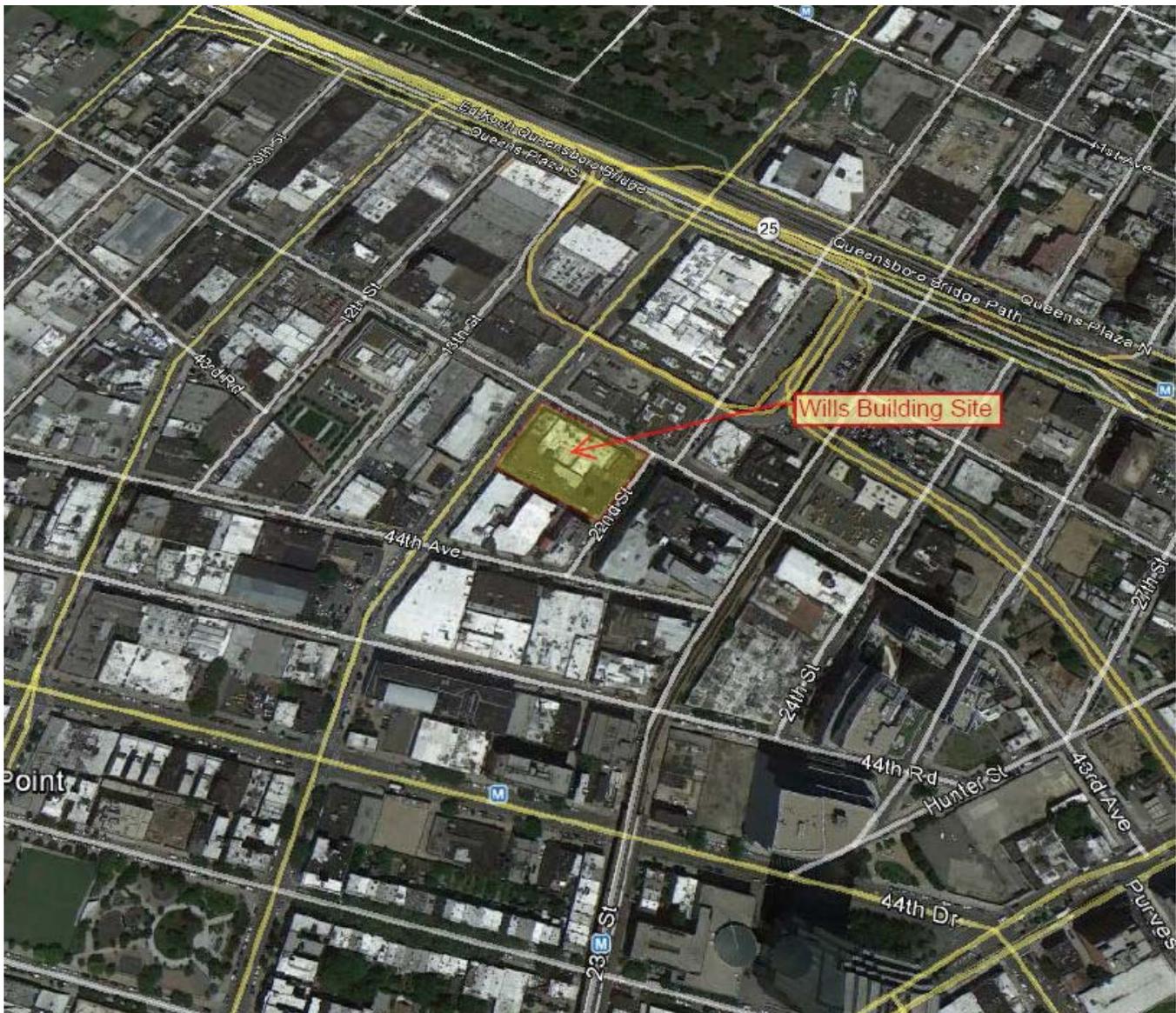


Figure 1: Wills Building