



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Queens Medallion Leasing

21-03 44th Avenue
Long Island City, NY 11101

SITE No. C241144

NYSDEC REGION 2

December 2018

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

Where to Find Information:

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

Queens Borough Public Library

Reference Section
Court Square
25-01 Jackson Avenue
Long Island City, NY 11101
(718) 937-2790

Queens Community Board 2

43-22 50th Street
Woodside, NY 11377
(718) 533-8773

Who to Contact:

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

Project-Related Questions

Javier Perez-Maldonado, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
(518) 402-8172
javier.perez-maldonado@dec.ny.gov

Project-Related Health Questions

Dawn Hettrick
NYSDOH
Bureau of Environmental Exposure
Investigation
Center for Environmental Health
Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

For more information about New York's

Brownfield Cleanup Program, visit:

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

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Queens Medallion Leasing Site ("site") located at 21-03 44th 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 Exclusive Realty Services, 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. Copies of the FER and Notice of the COC are available at the location(s) identified to the left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Site Cover System – Installation of a site cover, consisting of buildings, pavement, sidewalks or 2 feet of clean soil, to allow for the restricted-residential use of the site;
- Vapor Mitigation - Soil vapor remediation consisting of a sub-slab depressurization system beneath the existing building; and
- Implementation of Institutional Controls including a Site Management Plan (SMP) and Environmental Easement to ensure proper use, maintenance and operation of engineering controls (e.g., site cover, mitigation system), and development of the site for restricted-residential use.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been 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.

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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:

- Cover System
- Sub-Slab Depressurization System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

- Has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- 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 and Background: The site is an irregularly shaped single tax parcel approximately 0.424 acres in size. The property is developed with a single, two-story commercial building which was constructed in 1929. The site is currently occupied and is used as a taxi dispatching facility. In the immediate vicinity of the site, there are manufacturing and commercial businesses. A New York City high school is located approximately three hundred fifty feet to the south of the site, and the nearest residential area is approximately four hundred feet south of the site, along 44th Road. The site and surrounding properties have been used primarily for industrial and commercial purposes including but not limited to: metal manufacturing; paint/lacquer manufacturing; printing processes; vacuum plating; cosmetics manufacturing; and textile refinishing. The most recent industrial use of the property was for metal plating, which reportedly ceased operations during the early 1980's, following which no industrial activity has taken place at the site. Historic operations conducted at the site resulted in contamination of

the subsurface and/or groundwater with metals, Semi-Volatile Organic Compounds (SVOCs), and Volatile Organic Compounds (VOCs), which have been cleaned up under the Brownfield Cleanup Program.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241144) at:

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

Brownfield Cleanup Program Overview: 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>

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 at:

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.

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Site Location Map

