



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

Queens Public Library Long Island City Branch

37-44 21st Street
Long Island City, NY 11101
(718) 752-3700

Queens Community Board 1

45-02 Ditmars Boulevard, LL Suite 125
Astoria, NY 11105
(718) 626-1021

*(*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.)*

Who to Contact

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

Project-Related Questions

Wendi Zheng, Project Manager
NYSDEC
47-40 21st Street
Long Island City, New York 11101
(718) 482-7541
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Project-Related Health Questions

James Sullivan, Project Manager
NYSDOH
Empire State Plaza Corning Tower
Room 1787
Albany, New York 12237
(518) 402-7860
beej@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

Former Hygrade Polishing and Plating Co.

22-07 41st Avenue
Long Island City, NY 11101

SITE No. C241148

NYSDEC REGION 2

September 2020

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Hygrade Polishing and Plating Co. site ("site") located at 22-07 41st Avenue, Long Island City, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Stalingrad Ventures, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241148/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Continued operation, maintenance, and monitoring of the sub-slab depressurization system which was installed as an interim remedial measure (IRM) to address soil vapor intrusion in the on-site building.
- Injection of liquid activated carbon into on-site wells to treat per- and polyfluorinated alkyl substances in groundwater.
- Post-treatment groundwater monitoring to assess the effectiveness of the liquid activated carbon treatment as well as previous in-situ ("in-place") groundwater treatment to address chlorinated volatile organic compounds, which was completed as an IRM.
- Maintenance of a site cover system consisting of the concrete building slab.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination, including plans for: (1) Institutional and Engineering Controls; (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement, including Institutional Controls, to control future site use and ensure compliance with the SMP.

BROWNFIELD CLEANUP PROGRAM

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The 0.058-acre site is bordered on the south by 41st Avenue and is surrounded by commercial properties, including a hotel to the west. The site is currently improved with a four-story building and basement that covers the entire property. The site was previously occupied by a metal plating facility. The on-site building was recently renovated to convert the former factory to professional office space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241148) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are volatile organic compounds (VOCs) which are present in the groundwater and soil vapor on- and off-site, as well as per- and polyfluoroalkyl substances (PFAS) in groundwater. Elevated levels of metals (including cadmium and chromium) were also detected in the groundwater beneath the site. The potential for off-site migration of contaminants

in soil vapor was investigated under site no. C241148A. The investigation concluded that no further action was needed to address off-site contaminant migration.

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>

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: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map

