



FACT SHEET

Brownfield Cleanup Program

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Site Name: Queens Plaza Residential Development – Site B
DEC Site #: C241151
Address: 28-10 Jackson Avenue
Long Island City, NY 11101

Have questions?
See
"Who to Contact"
Below

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the Queens Plaza Residential Development – Site B (“site”) located at 28-10 Jackson Avenue, 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." NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site.

How to Comment

NYSDEC is accepting written comments about the proposed IRM work plan for 45 days, from **November 21, 2014** through **January 5, 2015**. The proposed plan is available for 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 Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include:

- Excavation and off-site disposal of contaminated soil. Some areas will be excavated within an enclosure to control potential vapors/odors
- Collect confirmatory soil samples to demonstrate that the objectives included in the IRM work plan have been met.
- Compile sufficient information to submit a Construction Completion Report and prepare a Remedial Action Work Plan and Final Engineering Report
- Implement the Health and Safety Work Plan and Community Air Monitoring Plan to protect on-site workers and the community

Summary of the Investigation

The results of the remedial investigation have not been submitted but based on data collected during previous environmental investigations, the following contamination exists:

Soil:

- Volatile Organic Compounds or VOCs (for example: Xylene)
- Semi-volatile Organic Compounds or SVOCs (for example: Naphthalene)
- Pesticides (for example: Dieldrin)
- Metals (for example: Mercury)

Groundwater:

- VOCs (for example: 1,2-Dichloroethane)
- SVOCs (for example: 2,4-Dimethylphenol)

Soil Vapor:

- VOCs (for example: Vinyl Chloride)

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

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

Background

Location: The Queens Plaza Residential Development - Site B site is located in an urban area at 28-10 Jackson Avenue in Long Island City. This site is a portion of the NYSDEC Voluntary Cleanup Program (#V00081) site known as the Outlet City. This site encompasses a trapezoidal-shaped parcel bounded on the north by the Queens Plaza Residential Development BCP site (C241105) and Jackson Avenue; to the west by Orchard Street; to the south by the Long Island Railroad (LIRR) Sunnyside Yard property and to the east by Queens Boulevard.

Site Features: Site B consists of 9 buildings including a 2-story brick building (Bldg. No. 3), a 3-story brick building (Bldg. No. 4), a 2-story brick building (Bldg. No.6), a 1-story brick building (Bldg. No.6A), a 2-story brick building (Bldg. No. 2A), a 1-story brick building (Bldg. No. 10), a 5 – story brick building (Bldg. No. 1), a 2-story concrete building (Bldg. No. 9), a 1-story brick building (Bldg. No. 2B and 2C), two narrow unpaved areas along the LIRR Sunnyside Yard known as Area F and Area G and two asphalt covered vacant lots (Area A and Area B).

Current Zoning and Land Use: The site is currently unoccupied and is zoned M1-6/R10 (Manufacturing and Residential) under the special Long Island City Mixed Use District; the surrounding area is a longstanding mix of residential, commercial, industrial and cultural uses at varying densities.

Past Use of the site: Bulk quantities of pine oil, mineral oil, hydrochloric acid, cresylic acid, tar

acid, caustic potash, terpene solvent, Shell E-407 solvent, ortho nitro toluene, kerosene and creosote were stored and used on-site at the West Chemical Company from the early 1900s to their closure in 1977. The company manufactured commercial and household products such as disinfectants, insecticides, soaps, floor wax and Kotex dispensing machines. In 1977, the site was transferred to the Modell Company and used for commercial purposes under the company name Outlet City. Multiple previous environmental investigations were conducted on-site since the mid-1980's leading up to the property owner at the time, Outlet City, signing Voluntary Clean-up Agreements with the Department on February 10, 1997 and again on April 18, 2001.

Site Geology/Hydrogeology: Site B is located on gently sloping land with the high point along Jackson Avenue sloping down approximately 7 feet to the border with the LIRR property to the south. Surface soils consist of a fill layer approximately 5 - 9 feet in thickness. This fill is a mixture of fine to medium sand, with some silt and gravel and traces of brick, cinders, concrete, cobbles, and wood. The fill is underlain by silty sand and glacial deposits followed by a layer of fine sand with intermittent seams of silt and clay. Thicker layers of varved silt and clay are present within this sand unit in some locations on-site. The sand layer varies in thickness from approximately less than 5 to 7 feet. Additionally, a till layer is present over portions of the site beginning from approximately 12 feet below grade (fbg) and extending to the top of bedrock at elevations of approximately 37fbg at the deepest point. Bedrock varies from approximately 9fbg to 37fbg. Based on soil boring data from previous investigations, bedrock is gneiss.

Groundwater occurs within the unconsolidated geologic materials covering the site. The groundwater table ranges from approximately 3 to 12 fbg over the site. Groundwater from the site flows south-southwest toward Newtown Creek and the East River.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C241151>

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 Borough Public Library - Court Square Branch
Attn: Allison McKenna-Miller
25-01 Jackson Avenue
Long Island City, NY 11101
phone: 718-937-2790

Who to Contact

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

Project-Related Questions

Michael Haggerty
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9688
Email: michael.haggerty@dec.ny.gov

Site-Related Health Questions

Chris Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
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.



Queens Plaza Residential Development - Site B

Google earth

