FACT SHEET

Brownfield Cleanup Program

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Site Name: 23-01 42nd Road
DEC Site #: C241152
Address: 23-01 42nd Road
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 23-01 42nd Road site ("site") located at 23-01 42nd Road, 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 does not pose a significant threat to public health or the environment.

How to Comment
NYSDEC is accepting written comments about the proposed plan for 45 days, from **June 2, 2014** through **July 16, 2014**. 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 NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

The major components of the final remedial action to be implemented at the Site include, but are not necessarily limited to:

- Placement of a cover system, which will include a building and paved areas that will cover most of the Site. This will limit direct exposures to any residual contamination in the subsurface soils.
- Areas beneath the building footprint and paved areas will be underlain with a demarcation barrier and covered with two feet of clean soil to limit direct exposures to any residual contamination in the subsurface.
- Any future on-site buildings will be required to have a sub-slab depressurization system, or a similar engineered system, to prevent the migration of vapors into the building from the subsurface.

Additional Details
The elements of the Interim Remedial Measure (IRM) completed in November 2013 include:

1. The cleaning and temporary closure of the 5,000-gallon aboveground storage tank (AST), including the removal and disposal of 2,558 gallons of oil/water; properly purging and cleaning the tank; and sealing the fill port.

2. The removal and the scrapping of the AST during building demolition.

The elements of the IRM completed in April/May 2014 include:

1. The cutting, cleaning and removal of three underground storage tanks (USTs). A 550-gallon UST and a 630-gallon UST were removed from the southeastern section of the site, and a 550-gallon UST was removed from the northwestern section of the site. A total of 800 gallons of petroleum/liquid waste was evacuated from the tanks during cleaning activities and transferred to a vacuum truck for off-site disposal.

2. Excavation of petroleum-impacted soils consistent with a Track 4 restricted residential cleanup.

The proposed remedy was developed by QPS 23-10 Development LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation
Based on the Remedial Investigation, the contaminants of concern at the site are: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, indeno(1,2,3-cd)pyrene, benzene, trichloroethylene, arsenic, copper, lead, and mercury.

Soil - Carcinogenic polyaromatic hydrocarbons (cPAHs), including benzo(a)pyrene (BaP), benzo(a)anthracene and benzo(b)fluoranthene are found in the subsurface soil above restricted residential soil cleanup objectives (RRSCOs) in fill between 11 and 14 feet below sidewalk grade (bsg)primarily in the western and southeastern portions of the site. Metals, including mercury, lead and copper are found above RRSCOs primarily in the northwestern portion of the site in fill between 11 and 14 feet bsg. The maximum concentration of BaP (1.85 ppm) and benzo(a)anthracene (1.61 ppm) slightly exceeds the 1 ppm RRSCOs. The maximum concentration of benzo(b)fluoranthene (2.75 ppm) is moderately higher than the RRSCO (1 ppm). The maximum concentrations of mercury (1.4 ppm) and lead (597 ppm) found on-site exceed their RRSCOs (0.81 ppm and 400 ppm, respectively). Maximum concentrations of copper (968 ppm to 1,340 ppm) exceed the RRSCO (270 ppm).

Groundwater - Benzene is found in groundwater in the southeastern portion of the site at levels (61 ppb to 177 ppb) exceeding the groundwater standard (5 ppb). Based on the RI data, groundwater depths range from 7 to 13 feet bsg and flows to the west towards the East River. In general, benzene was not detected in downgradient monitoring wells, therefore it is not believed that benzene is migrating off-site. During the Phase II investigation, cPAHs were found in the groundwater sample collected from temporary groundwater monitoring well SB-14 (located in the northwestern portion of the site) at levels (mostly under 1 ppb) exceeding the groundwater standard (0.002 ppb). However, concentrations of cPAHs in the remaining wells were not

detected above groundwater standards. Therefore, based on this data, the likelihood off-site migration of cPAHs in groundwater appears to be marginal. During the Phase II investigation, metals including copper, lead, and mercury were detected above groundwater standards in unfiltered samples. Concentration levels of copper, lead and mercury in filtered samples collected at the site as part of the RI were detected below groundwater standards. Therefore, metals are not considered contaminants of concern for groundwater.

Soil Vapor – Trichloroethylene (TCE) was detected in soil vapor at concentrations up to 2,000 µg/m3. TCE was not, however, detected in on-site groundwater above groundwater standards. The TCE observed in the on-site soil vapor is believed to be coming from the northern adjoining property. The northern adjoining property (23-10 Queens Plaza South) is being addressed under a separate BCP Agreement. No site-related soil vapor contamination is migrating off-site.

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.

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

Background

Location: The BCP site is located in Long Island City at 23-01 42nd Road, Queens County. It is bordered to the north by Queens Plaza South, 24th Street to the east, 42nd Road to the south, and 23rd Street to the west.

Site Features: The Site encompasses an area of 0.343 acres which was formerly occupied by a vacant two-story concrete building. The building was demolished in March 2014 for development purposes.

Current Zoning and Land Use: The Site is vacant and is located in the Special Long Island City Mixed Use District within Area B of the Queens Plaza Subdistrict. It is part of the M1-5/R9 zone, which allows for light industrial use and moderate to high density residential use.

Past Use of the Site: Prior to becoming vacant, the on-site building was used for industrial processes from at least 1947, including metal stamping and fabrication of metal parts for electrical switches and fuses. Discoloration and staining of the basement floors from the on-site metal fabrications machines was noted. A Phase II investigation was conducted in September 2012. Groundwater and soil samples were collected and the results showed groundwater standards were exceeded for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals. The turbidity of the groundwater samples, which were collected from temporary well points, is unknown. As a consequence, the representativeness of the historical groundwater data is unclear. The results also showed levels above unrestricted Soil Cleanup Objectives for SVOCs, and metals. Based on the Phase II Environmental Site Investigation Report, a petroleum spill was reported to the Department on June 14, 2013 (Spill No. 13-02811).

Site Geology and Hydrogeology: Historic urban fill is the surficial unit, predominantly consisting of brown and gray, coarse to fine sand with varying amounts of silt, gravel and concrete fragments. The historic fill layer extends to depths of up to approximately 15 feet below sidewalk grade (approximately el. 1.6 relative to the Queens Highway Datum).

A layer of gray and brown silt with varying amounts of gravel, sand and clay (i.e., glacial till) exists below the historic fill.

Bedrock was encountered at depths ranging from approximately 16 feet to 25 feet below sidewalk grade (approximately el. -3.4 to el. -10.4).

The groundwater depth ranged from approximately 7 feet to 13 feet below sidewalk grade (approximately el. 3.5 to el. 5.80) and flows to the west towards the East River which is located approximately 0.5 miles from the site.

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=C241152

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 Library-Court Square
2501 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
Ronnie Lee
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9615
rslee@gw.dec.state.ny.us

Site-Related Health Questions
Christopher M. Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.

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Feet

Figure 1
Site Location

23-01 42nd Road
Long Island City, Queens County
Site No.C241152

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