

(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:** Silver Star Motors Site  
**DEC Site #:** C241156  
**Address:** 37-14 36th Street  
Long Island City, NY 11101

Have questions?  
See  
"Who to Contact"  
Below

### NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Silver Star Motors Site ("site") located at 37-14 36th Street, Long Island City, Queens County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

#### Completion of Project

- 1) Excavation and Storage Tank Removal: The entire footprint of the site was excavated to depths ranging from 11 to 20 feet below the ground surface, and all on-site contaminated soil was removed. A total of six storage tanks and four hydraulic lift cylinders were removed as part of this remedy.
- 2) In-Situ Chemical Treatment - A slow-release chemical was placed at the bottom of a portion of the excavation in the southern portion of the site to enhance the breakdown of residual petroleum contamination in site groundwater.
- 3) Site Cover: A concrete basement floor slab was placed over the entire footprint of the site. No exposed soil is present at the site.
- 4) Vapor Mitigation: The underground parking structure was designed to meet ventilation requirements of NYC Building Codes. Though not required as a remedial element, the BCP applicant also elected to install a vapor barrier beneath the entire building foundation to further mitigate groundwater and/or soil vapor infiltration.
- 6) Institutional Control: An environmental easement was placed on the property restricting groundwater use and requires compliance with a Site Management Plan. The site may be used

for residential, commercial or industrial use.

7) Site Management Plan: A Site Management Plan was approved to govern all post-remedial work at the site, including an Institutional and Engineering Control Plan and a Monitoring Plan to assess the effectiveness and performance of the remedy.

### **Final Engineering Report Approved**

NYSDEC has approved the Final Engineering Report, which:

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

The following institutional controls have been or will be put in place on the site:

-Environmental Easement

No engineering controls have been or will be put in place on the site.

### **Next Steps**

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- 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 Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

### **Background**

**Location:** The site is located at 37-14 36th Street on the corner of 36th Street and Northern Boulevard in Long Island City, NY and is identified as Block 377 and Lot 23 on the New York City Department of Finance map. The site is 0.47 acres in size.

**Site Features:** Prior to remediation, the site was an automobile dealership parking lot and maintenance facility. Currently the site is under construction for a mixed-use building. The basement will be used for car parking, the first floor will be a retail automobile showroom and the remaining floors will be used as residences.

**Current Zoning and Land Use:** The site is zoned M1-3/R7X which is a Special Long Island City Mixed Use district that allows a combination of commercial and residential uses at the same site.

Past Use of Site: The site had been used by several companies, including a gasoline service station, an automotive repair shop, carwash and an automobile dealership.

Site Geology and Hydrogeology: The underlying geology that was encountered consisted of poorly-sorted fine to coarse sands and gravel. The site elevation is approximately 23-feet above mean sea level.

The nearest water body is the East River which is located 1.18 miles to the west of the site. Groundwater was encountered between 10 and 14 feet below ground surface flows toward the southwest.

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=C241156>

**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 Branch  
25-01 Jackson Avenue  
Long Island City, NY 11101  
phone: (718) 937-2790  
(amckenna@queenslibrary.org)

### Who to Contact

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

#### Project Related Questions

Charles Post  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7017  
518-402-9768  
charles.post@dec.ny.gov

#### Site-Related Health Questions

Dawn Hettrick  
New York State Department of Health  
BEEI Empire State Plaza, Corning Tower, Room  
1787  
Albany, NY 12237  
518-402-7860  
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.





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## Figure 1 Site Map

Silver Star Motors Site  
37-14 36th Street  
Long Island City, NY  
Site No. C241156



Department of  
Environmental  
Conservation