

(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:** 23-10 Queens Plaza South  
**DEC Site #:** C241160 Operable Unit 01A \*  
**Address:** 23-10 Queens Plaza South  
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 23-10 Queens Plaza South site ("site") located at 23-10 Queens Plaza South, 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 30 days, from **July 13, 2015** through **August 13, 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:

1. Cleaning and demolition of the existing building cellar slab.
2. Decommissioning and removal of one 10,000-gallon fuel oil above-ground storage tank and four 550-gallon gasoline underground storage tanks.
3. Excavation and removal of petroleum-impacted soils, if encountered, consistent with a Track 4 commercial cleanup.
4. Installation of recovery sumps/wells to recover light non-aqueous phase liquid (LNAPL).
5. In-situ (in place) groundwater treatment.
6. Installation of initial components of a sub-slab depressurization system to address soil vapor intrusion.

\*Operable Unit: An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

### *Summary of the Investigation*

Based upon the investigation conducted to date, the primary contaminants of concern include tetrachloroethylene (PCE) in groundwater and soil vapor; trichloroethylene (TCE) in soil vapor; chrysene, benzo(a)anthracene and petroleum products in groundwater; and copper and lead in soil.

### **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 site is on the city block bordered by Queens Plaza South to the north, 24th Street to the east, 42nd Road to the south, and 23rd Street to the west. The site is approximately 0.624 acres in size.

Site Features: The site is occupied by a vacant four-story concrete building with a basement and partial sub-basement. Sidewalk grades generally increase from the southwest corner of the site to the northeast corner. Sidewalk grades along 23rd Street range from about el. 13.4 at the southwest corner to about el. 15.5 at the northwest corner. Sidewalk grades along Queens Plaza South range from about el. 15.5 at the northwest corner to about el. 20.6 at the northeast corner. Sidewalk grades along 24th Street range from about el. 20.6 at the northeast corner to about el. 16.7 at the southeast corner.

Current Zoning and Land Use: The site is currently vacant and is located in a M1-5/R9 mixed-used district characterized by mixed commercial and industrial use with light residential use.

Past Use of the Site: The site has been used for industrial manufacturing and a garage since as early as 1936. The industrial activities included metal stamping and fabrication of metals parts, and lacquer spraying. Oil staining from the former on-site metal fabrication machines was observed on the cellar floor. Based on a November 8, 2012 Phase II Environmental Site Investigation Report, a spill was reported to the NYSDEC (Spill No. 13-02812).

Geology and Hydrogeology: The surface soil immediately beneath the concrete slab of the existing building (at elevation 11) is a historic fill layer, generally consisting of brown and gray coarse to fine sand with varying amounts of silt, gravel and concrete fragments. This layer extends to about 8 feet below slab grade (bsg). A glacial till layer of gray and brown silt with varying amounts of gravel, sand and clay is present below the historic fill. Bedrock consists of hard to very hard, slightly weathered to fresh, coarse- to fine- grained, quartz-mica-garnet gneiss of the Ravenwood Granodiorite and is present at depths ranging from approximately 14 to 21 feet bsg.

The groundwater depth ranges from approximately 4 to 7 feet bsg and flows to the west towards

the East River which is located approximately 1/2 mile from the site.

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=C241160>

**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  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Tel: 518-402-9615  
Email: [ronnie.lee@dec.ny.gov](mailto:ronnie.lee@dec.ny.gov)

#### 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  
Tel: 518-402-7860  
Email: [BEEI@health.ny.gov](mailto: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*.



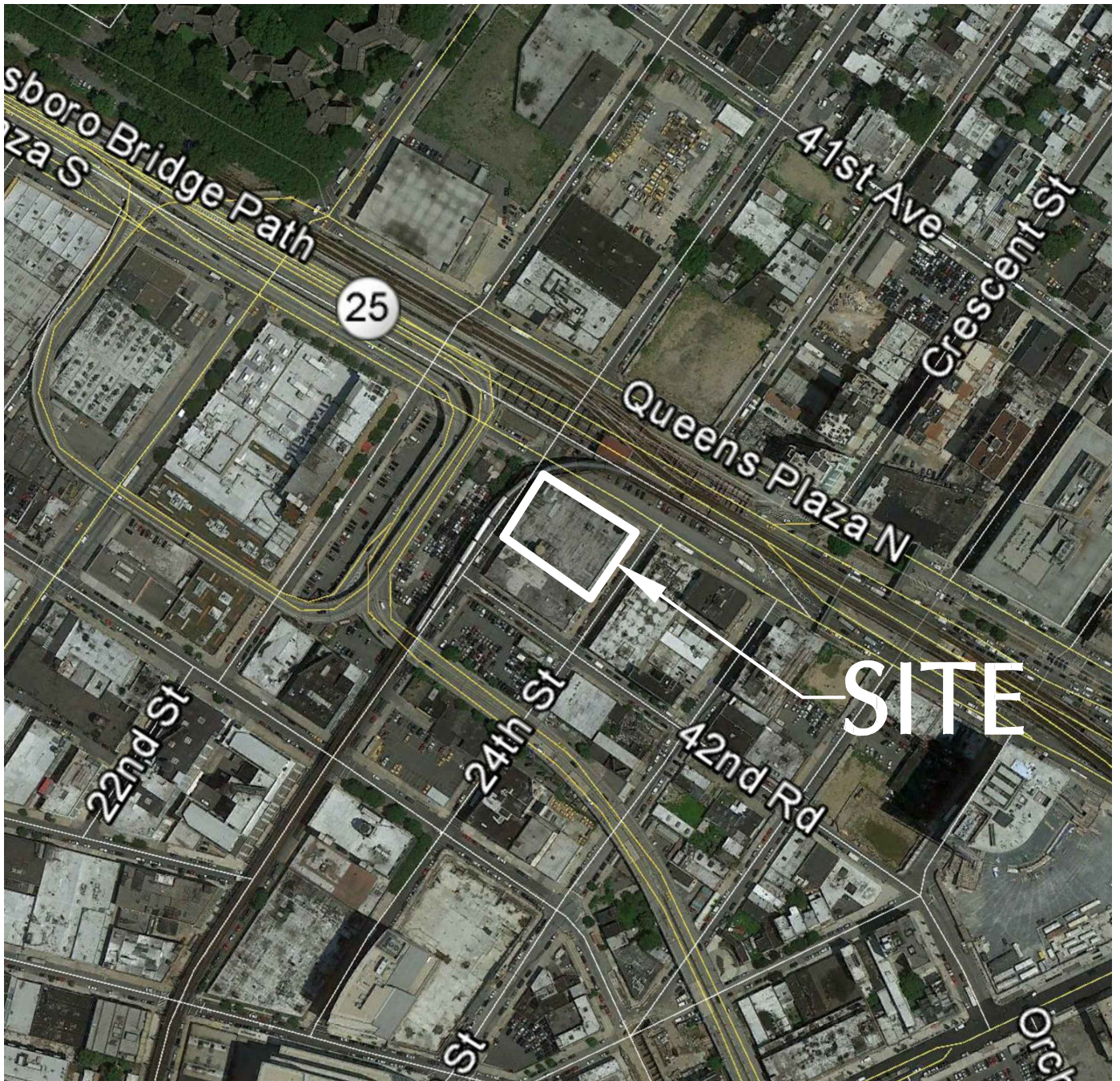
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



# SITE LOCATION MAP

23-10 QUEENS PLAZA SOUTH, LONG ISLAND CITY, NY 11101



## NOTES:

1. BASE MAP TAKEN FROM GOOGLE EARTH.

