



Department of
Environmental
Conservation

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
(718) 937-2790

Queens Community Board 2
43-22 50th Street
Woodside, NY 11377
(718) 533-8773
qn02@cb.nyc.gov

Who to Contact:

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

Project-Related Questions
Ronnie Lee, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
(518) 402-9767
ronnie.lee@dec.ny.gov

Project-Related Health Questions
Wendy Kuehner
NYSDOH
Empire State Plaza – Corning Tower
Room 1787
Albany, NY 12237
(518) 402-7860
bee@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

23-10 Queens Plaza South

**23-10 Queens Plaza South
Long Island City, NY 11101**

July 2019

SITE No. C241160

NYSDEC REGION 2

Interim Remedial Measure Completed; Report Recommends No Further Action at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a proposed no further action remedy 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 to the left under "Where to Find Information."

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends no further action at the site. The report, called a Draft Remedial Action Work Plan/Alternatives Analysis Report, was prepared and submitted to NYSDEC by Langan on behalf of QPS 23-10 Development, LLC ("applicant").

How to Comment: NYSDEC is accepting written comments about the report for 45 days, from **July 31** through **September 13, 2019**. The report is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Proposed No Further Action Remedy: The no further action proposal is based on the completion of expedited cleanups known as Interim Remedial Measures (IRM) conducted before the report was submitted by the applicant. The completed IRM included the following:

- Demolishing the existing concrete cellar slab and excavating soil/fill to a depth of approximately 2 ½ feet below the cellar slab to allow for the installation of the below-grade components an active sub-slab depressurization system;
- Removing one existing on-site aboveground storage tank (AST) and seven Underground Storage Tanks (USTs), and associated piping;
- Removing an on-site former fuel dispenser island;
- Removing contaminated soil attributed to the fuel dispenser island and UST areas and disposing off-site;
- In-situ ("In-place") treatment of groundwater to address volatile organic compounds in groundwater; and
- Constructing a cover system composed of a four-inch concrete cellar slab.

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Before completion of the IRM, post-excavation soil sampling was conducted identify any remaining contamination. The results indicate remaining contamination consistent with historic fill material remains in on-site soils. Since contaminated soil remains beneath the site, Institutional and Engineering Controls are required to protect human health and the environment. The applicant will execute and record an environmental easement for the property, which will limit the site use to commercial use and restrict the use of groundwater. The applicant will also be submitting a Site Management Plan (SMP). The SMP will serve as the basis for maintaining the protection of public health and the environment through monitoring and continued maintenance of completed remedial actions. The plan will address the required engineering controls as well as maintenance and enforcement of institutional controls such as an Environmental Easement.

Next Steps: NYSDEC will consider public comments, make any necessary revisions and, if appropriate, approve the report and its no further action recommendation. The approved report will be made available to the public under "Where to Find Information" on Page 1 of this fact sheet.

When the report and other final documents are approved, NYSDEC will issue a "Certificate of Completion" (COC) to the applicant(s). Upon receiving the COC, the applicant(s):

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

Site Description: 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. The site is occupied by a vacant four-story concrete building with a basement. The site had 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. The site is currently zoned as M1-5/R9 which is a mixed-used district characterized by mixed commercial and industrial use with light residential use.

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

Environmental Site Remediation Database (by entering the Site ID, C241160) at:

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

Summary of the Investigation: The primary contaminants of concern identified at the site 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.

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.

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 at:

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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Site Location Map

