



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C241160/>
and at these location(s):

*(*Repositories are temporarily unavailable
due to COVID-19 precautions. If you
cannot access the online repository, please
contact the NYSDEC project manager listed
below for assistance)*

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 11337
(718) 533-8773
Qn02@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Ronnie Lee, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-9767
ronnie.lee@dec.ny.gov

Project-Related Health Questions
Wendy Kuehner
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza – Corning Tower
Room 1787
Albany, NY 12237
(518) 402-7882
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

November 2020

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

SITE No. C241160
NYSDEC REGION 2

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 23-10 Queens Plaza South site ("site") located at 23-10 Queens Plaza South in Long Island City, NY under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by QPS 23-10 Development LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241160/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of 2,525 tons of non-hazardous waste (including 15 tons of petroleum-impacted soil), as well as removal of approximately 1,060 cubic yards of construction and demolition debris.
- Storage Tanks Removal – Decommissioning, cleaning and off-site disposal of one 10,000-gallon aboveground storage tank, three 275-gallon underground storage tanks (UST), and four 550-gallon USTs.
- In-Situ ("in-place") Groundwater Treatment – In-situ treatment was implemented using liquid activated carbon, zero-valent iron, and hydrogen release compound to treat volatile organic compounds (VOCs) in groundwater.
- Sub-slab depressurization system (SSDS) – An SSDS was installed below new and existing concrete slabs to protect against soil vapor intrusion.
- Site Cover System – A 4-inch concrete cellar slab, underlain by a geotextile fabric and the SSDS, was installed to complete the site cover.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, 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 put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Sub-Slab Depressurization System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is located at 23-10 Queens Plaza South and is identified as Block 425, Lot 5 on the Queens County tax map. It is about 0.624 acres and is occupied by a vacant four-story concrete building with a basement. The site is bordered by Queens Plaza South to the north, 24th Street to the east, 42nd Road to the south, and 23rd Street to the west.

Historic operations conducted at the site resulted in contamination of the subsurface with chlorinated solvents, including tetrachloroethylene ("PCE") and trichloroethylene ("TCE"), and petroleum products, which have been cleaned up under the Brownfield Cleanup Program.

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:

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

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:

<https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location

