



Department of
Environmental
Conservation

FACT SHEET #3

Brownfield Cleanup Program

44-30 Purves Street

44-30 Purves Street
Long Island City, NY 11101

SITE No. C241162

NYSDEC REGION 2

November 2015

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 44-30 Purves Street (the "site") located at 44-30 Purves Street in Long Island City, New York under New York State's Brownfield Cleanup Program ("BCP"). Please see the attached map for the site location.

Cleanup activities were performed by Purves Street Owners, LLC ("Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Volunteer has submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Site Description and Background: The Site is located at 44-30 Purves Street in Long Island City, Queens County and is identified as Block 268, Lot 1 on the New York City Tax Map. The Site is approximately 27,092 square feet and is located on the city block bordered by Jackson Avenue to the north, Purves Street to the east, Thomson Avenue to the south, and 44th Drive to the west. Prior to development, the Site was vacant since circa 2006, and was previously improved with multiple buildings used for manufacturing and industrial purposes, including auto repair, controller manufacturing, an air freight company, and a pine chemical company. The site is being redeveloped into a 36-story residential building with retail along Thomson Avenue and 44th Drive.

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation – Excavation and off-site disposal of petroleum-impacted soil, hazardous lead-impacted soil, and contaminated historic fill exceeding the Restricted Residential Use Soil Cleanup Objectives (RRUSCOs).
- Backfill – Clean fill, recycled concrete aggregate (RCA), and virgin native crushed stone has been and will continue to be brought in to replace the excavated soil and to establish the design grades.
- Underground Storage Tank (UST) Removal – Four USTs were decommissioned and removed from the Site by an FDNY-licensed contractor.
- Submembrane Depressurization (SMD) System – An SMD system will be installed to protect against soil vapor intrusion in portions of the Site building that do not have a ventilated parking garage.
- Vapor Barrier – A vapor barrier will be installed beneath the building to protect against soil vapor intrusion.
- Site Cover System – The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The clean soil cover will be placed over a demarcation layer.
- Implementation of a Site Management Plan (SMP) for long-term management of residual 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, including ICs, to prevent future exposure to any residual contamination remaining at the Site.

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

Queens Public Library – Court Square Branch

2501 Jackson Avenue
Long Island City, NY 11101
Call for hours: (718) 937-2790

NYSDEC, Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900
Hours: Mon. to Fri. 8 AM to 4 PM

Who to Contact:

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

Project Related Questions

Manfred Magloire, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4078
manfred.magloire@dec.ny.gov

Public Health questions:

Julia Kenney
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beej@health.ny.gov

For additional information on the New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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Next Steps: When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list. The Volunteer will be able to redevelop the site after receiving a Certificate of Completion. In addition, the Volunteer:

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

A Certificate of Completion may be modified or revoked if, for example, a Volunteer does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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 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>

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:

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

