

NEW YORK STATE DEPARTMENT OF



ENVIRONMENTAL CONSERVATION

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. 8AM 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

FACT SHEET #2

Brownfield Cleanup Program

**Purves Street Development
44-18 Purves Street
Long Island City, NY 11101**

SITE No. C241164

NYSDEC REGION 2

December 2014

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Purves Street Development site ("site") located at 44-18 Purves Street, Long Island City, New York under New York State's Brownfield Cleanup Program ("BCP"). The cleanup activities will be performed by Purves Development, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation ("NYSDEC"). The Remedial Action Work Plan ("RAWP") has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP and other documents related to the cleanup of this site can be found at the document repositories listed in the box at left. Remedial activities are expected to commence in January 2015, and are expected to last approximately 4 months.

SITE DESCRIPTION: The site is denoted on the New York City Tax Map as Block 268, Lots 4 and 23. The 0.27-acre site is bordered on the west by 44th Drive, on the south by a vacant lot (which is also participating in the BCP as Site C241162), on the east by Purves Street, and on the north by a vacant lot and an industrial 2-story building. Lot 4 is currently developed with a vacant, one-story garage/warehouse with a basement. Lot 23 is vacant and partially covered with deteriorating concrete paving. Historic use of the site includes manufacturing, laboratories, leather goods business, gasoline filling station and plating equipment. A Site Location Map is attached. Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241164) at:

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

HIGHLIGHTS OF THE REMEDIAL ACTION: The key components of the remedy are:

- Demolition of the existing site structure and concrete surface cover;
- Excavation and off-site disposal of contaminant source materials, and soils exceeding Track 4 Restricted-Residential Use Soil Cleanup Objectives ("SCOs") to approximately 3.5 feet below ground surface on Lot 23 and 3 feet below the top of the existing basement slab on Lot 4, with deeper excavations in certain areas for development purposes;
- Removal of Underground Storage Tanks ("USTs") and petroleum-impacted soil, if encountered;
- Localized dewatering of the excavation, if required, with appropriate treatment prior to discharge to the municipal sewer system;

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- Collection and analysis of endpoint soil samples to document residual soil conditions;
- Import of clean material that meets the established standards for use as backfill;
- Installation of a site-wide vapor barrier under the concrete building slab to protect against intrusion of contaminated soil vapor into the site building;
- Ventilation of any enclosed sub-grade parking garages in accordance with the New York City Mechanical Code. In areas of the site building that will not be used as a ventilated parking garage, a cellar level ventilation system (consistent with NYC Mechanical Code for a ventilated parking garage) or a sub-membrane depressurization ("SMD") system will be installed to protect against vapor intrusion into the site building;
- Construction of a Site cover across the site, consisting of the concrete building slabs, pavement, and a minimum two-foot thick clean soil cover over all unpaved areas;
- Implementation of a site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Recording of an environmental easement, including Institutional Controls, to prevent future exposure to any residual contamination remaining at the Site and to ensure that the Site is used in accordance with the approved remedy; and
- Preparation of a Site Management Plan for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (ICs/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

SIGNIFICANT THREAT DETERMINATION: As part of every BCP project, NYSDEC is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations (6 NYCRR Part 375). Based on the types and levels of contaminants on the Site and the current and planned land uses in the area, NYSDEC, in conjunction with the New York State Department of Health, has determined that the Site does not represent a significant threat to public health and/or the environment.

NEXT STEPS: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant:

- 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 redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

BROWNFIELD CLEANUP PROGRAM OVERVIEW: 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>

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 have already signed up and received this fact sheet electronically.

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Site Location Map

