



**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 Library
25-01 Jackson Avenue
Long Island City, NY 11101
(718) 937-2790
Call for hours

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
beeji@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

January 2016

Purves Street Development

27-21 44th Drive & 44-18 Purves St
Long Island City, NY 11101

SITE No. C241164

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 Purves Street Development site ("site") located at 27-21 44th Drive and 44-18 Purves Street in Long Island City, New York under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Purves Development, LLC ("Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified under "Where to Find Information."

Completion of the Project

The following activities have been or will be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 220 tons of petroleum-impacted soil, approximately 40.38 tons of hazardous lead-impacted material, and approximately 1,809.65 tons of contaminated historic fill material exceeding the Restricted Restricted-Residential Use soil cleanup objectives (RRUSCOs). Recycled concrete aggregate (RCA) was brought in to replace the excavated soil and to establish the below foundation design grades at the Site.
- Underground Storage Tank Removal - Four USTs were decommissioned and removed from the Site by an FDNY-licensed contractor.
- Vapor Barrier – A vapor barrier will be installed in 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.
- Cellar Ventilation System – A ventilation system meeting the requirements of the New York City Mechanical Code for a ventilated parking garage will be installed in the cellar to prevent the potential for soil vapor intrusion.
- 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.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.

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- 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 or will be put in place on the site:

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

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

- Site Cover System
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Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A Certificate of Completion 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 and Background

The Site is located at 27-21 44th Drive and 44-18 Purves Street in Long Island City, Queens County and is identified as Block 268, Lots 4 and 23 on the New York City Tax Map. The Site is approximately 11,547 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. Historic use of the Site includes manufacturing, labs, leather goods business, gasoline filling station and plating equipment. The site is

being redeveloped into a 27-story residential building with first floor commercial space and cellar parking.

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>

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

