

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

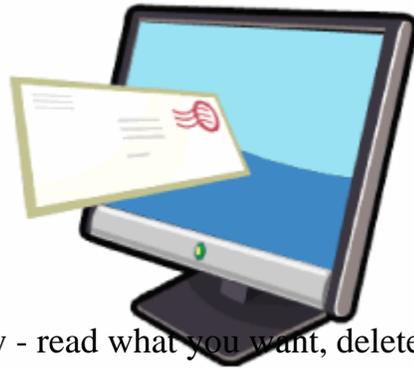
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: GDC LIC Development
DEC Site #: C241172
Address: 45-35 11th Street and 11-22 45th Road
Queens, NY 11101

Have questions? See "Who to Contact" Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the GDC LIC Development site ("site") located at 45-35 11th Street and 11-22 45th Road, Queens, Queens County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by GDC LIC Owner LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from October 8, 2015 through November 8, 2015. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, soil vapor, groundwater and any other parts of the environment that may be affected.

- Further investigation and characterization of the nature and extent of the contamination within the boundary of the site.
• A geophysical survey will be conducted by a ground-penetrating radar (GPR) to clear boring locations of potential of the presence or absence of small subgrade structures across the site.
• The presence or absence of relevant underground structures will be documented throughout the Site,
• Further assess the subsurface soil conditions below the proposed depth of excavation areas

to determine if contamination below the proposed excavation depth is a source of groundwater impacts;

- Further assess the groundwater conditions at the site and perimeters of the Site.
- Further assess the potential for Site-related soil vapor exposure by establishing on-site soil vapor conditions and to verify previous sampling results.
- Implementation of the Community Air Monitoring Plan (CAMP) will document the presence or absence of specific compounds in the air surrounding the work zone.
- Establish outdoor ambient air conditions at a location upwind of the Site.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The 50,000 square foot (1.15 acre) site is comprised of two tax parcels and is located in an urban area in the Hunters Point section of the Borough of Queens. The site is bordered by 45th Road, 11th Street, 46th Avenue Street and existing commercial structures to the east.

Site Features: The Site is currently improved with vacant commercial/manufacturing structures. There are two known petroleum storage tanks within the site footprint. One is above ground and the other is below ground.

Current Zoning/Use(s): The site is zoned under the Long Island City Mixed Use District (LIC) which promotes the development and expansion of the longstanding mix of commercial, industrial and cultural uses in the Hunters Point sub district. The location of the site is specifically zoned M1-4/R6A.

Historical Use(s): The site has been utilized as a warehouse for various products and a manufacturing site for clothing, light fixtures, and paper coatings.

Site Geology/Hydrogeology: Fill material is present to depths up to 18 to 27 feet below ground surface (bgs). Silt and silty sand is present below the fill to top of bedrock at 30 to 40 feet bgs. Groundwater is present at 9 ft bgs and is predicted to flow to the northwest.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C241172>

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>

FOR MORE INFORMATION

Where to Find Information

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

Queens Library
Attn: Archives
89-11 Merritt Boulevard
Jamaica, NY 11432
Phone: 718-990-0770

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37550.html>

Who to Contact

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

Project Related Questions

MD Hoque
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: (518)402-9475
md.hoque@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
NYS Department of Health
Empire State Plaza, Corning Tower
Albany, NY 12233
Phone: (518) 402-7860
BEEI@health.ny.gov

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.

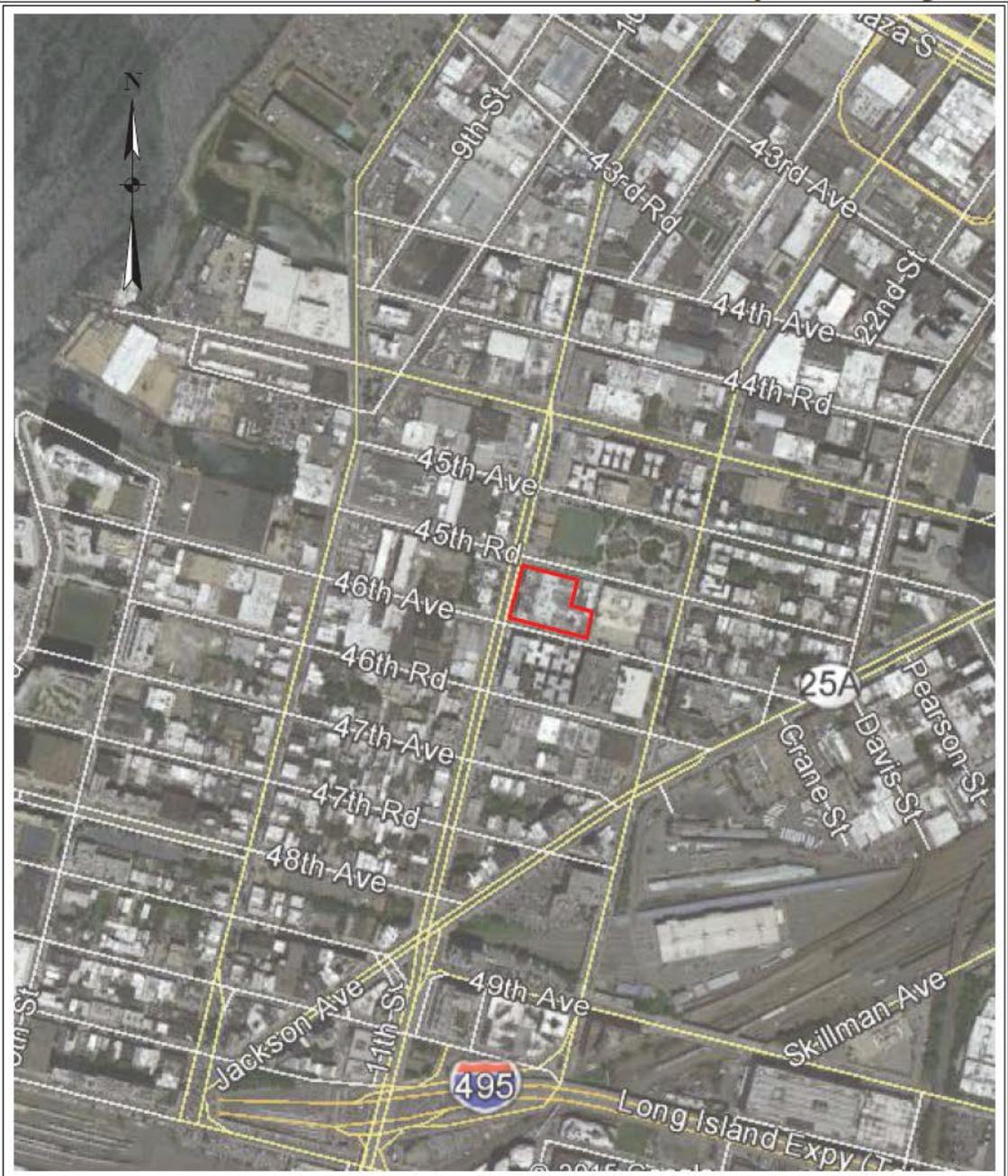
Receive Site Fact Sheets by Email

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: <http://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.



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

<p>Site Location Map 45-35 11th Street and 11-22 45th Road Queens, New York</p>	<p>Legend: — subject property border Longitude = -73°56'58.29" W Latitude = 40°44'47.86" N</p>  <p>SCALE IN FEET (APPROXIMATELY)</p>	ESI File: GQ14076.10
		July 2015
		Appendix C