

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

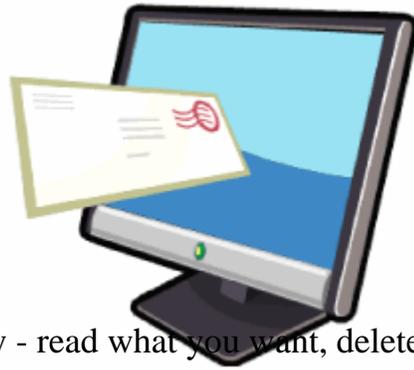
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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
Long Island City, NY 11101

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the GDC LIC Development site ("site") located at 45-35 11th Street and 11-22 45th Road, Long Island City, Queens County under New York State's Brownfield Cleanup Program. 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."

The cleanup activities will be performed by GDC LIC Owner LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- To achieve restricted residential soil cleanup objectives, excavation and off-site disposal at an appropriately permitted facility of contaminated soil from within the footprints of the proposed buildings to a depth of approximately 7 feet below surface grade (bsg). Additionally, excavation and off-site disposal of contaminated soils to depths of 10 to 17 feet to remove "source material", defined as soil which exceeds the protection of groundwater soil cleanup objectives (PGWSCO's), of 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards. In total, approximately 11,500 cubic yards of contaminated soil will be excavated and removed from this site. Grossly-contaminated soil, if encountered, will be removed. Following the completion of the excavation, confirmation soil samples will be collected and analyzed to ensure removal of all source areas and document site conditions.
Removal of existing Above-ground Storage tanks (ASTs) located at the southwest corner of Lot 20 and the existing Underground Storage Tanks (UST) located at the northern portion of Lot 13.
To address groundwater impacted by primarily petroleum related compounds, Oxygen Release Compound (ORC) will be applied at the base of the hot-spot excavations followed by post-remediation groundwater monitoring at the perimeter of the site to restore groundwater to pre-disposal/pre-release conditions, to the extent practicable. Additional ORC treatment may be applied if necessary.

- Placement of a composite cover system over the entire site, in compliance with 6NYCRR Part 375-3.8(e)(4), consisting of the building slabs and a minimum 2 foot thick soil cover in the rear of the buildings. To the extent feasible, urban fill soils suitable for on-site reuse will be reused in areas beneath the composite cover; it is estimated that 2,000 cubic yards of fill material may be reused on-site in this way;
- a minimum 20 mil thick soil vapor barrier would be installed and a sub-slab depressurization system (SSDS) will be installed under each new structure (operation of the SSDS will be based on post-excavation soil vapor sampling results).
- Establishment of use restrictions including prohibitions on the use of groundwater from site; prohibitions of restricted site uses, such as farming or vegetable gardening, to prevent future exposure pathways; and prohibition of a higher level of land use without NYSDEC approval;
- Establishment of an approved Site Management Plan (SMP) to ensure long-term management of these Engineering and Institutional Controls including the performance of periodic inspections and certification that the controls are performing as they were intended. The SMP will note that the property owner and property owner's successors and assigns must comply with the approved SMP.
- The property would receive an environmental easement registered with the county clerk memorializing engineering and institutional controls and the site management plan (SMP) and continue to be encumbered with an E-designation for hazardous materials.
- Implementation of a Community Air Monitoring Program (CAMP) for particulates and volatile organic carbon compounds.
- Dewatering in compliance with city, state, and federal laws and regulations. Extracted groundwater will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system.

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(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- 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 for 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.

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 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. Two commercial/manufacturing structures previously located on-site have been demolished. There are two known petroleum storage tanks within the site footprint. One is above ground and the other is below ground.

Current Zoning and Land Use: The site is zoned M1-4/R6A which allows mixed residential and commercial use. The site is currently vacant and not in use.

Past Use of the Site: The site has been utilized as a warehouse for various products and a manufacturing site for clothing, light fixtures, and paper coatings.

Site Geology and Hydrogeology: Fill material is present to depths up to 18 to 27 feet below ground surface (ft 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 to 10.5 feet below existing slab grades and flows to the northwest toward the East River.

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

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

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| <p>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 include recreation, housing, business or other uses.</p> <p>A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.</p> <p>For more information about the BCP, visit: http://www.dec.ny.gov/chemical/8450.html</p> |
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FOR MORE INFORMATION

Where to Find Information

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

Queens Library at Court Square
Attn: Archives
25-01 Jackson Avenue
Long Island City, NY 11101
Phone: (718) 937-2790

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
Email: md.hoque@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Empire State Plaza Corning Tower
Albany, NY 12233
Phone: (518) 402-7860
Email: 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.

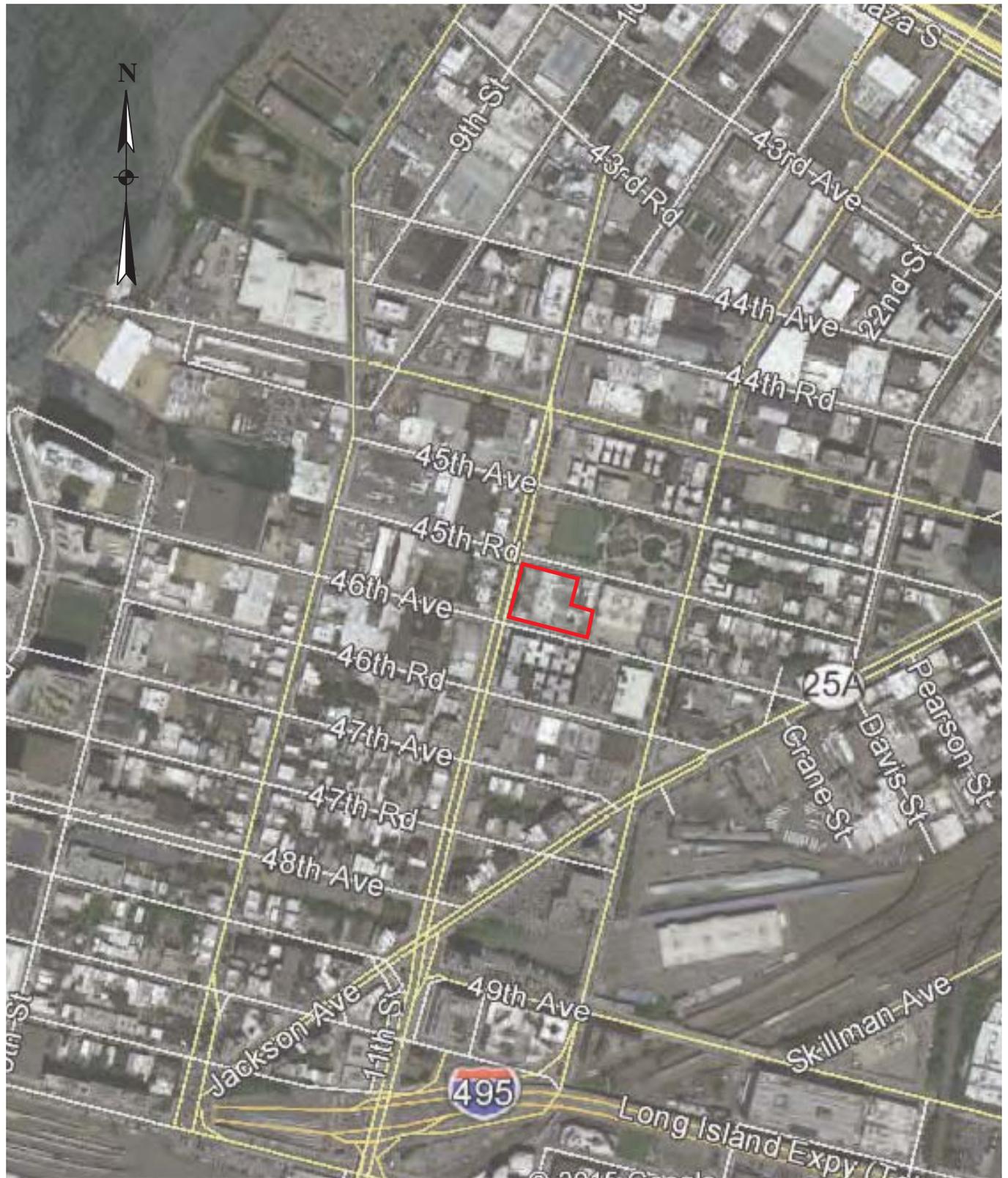
Receive Site Fact Sheets by Email

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.

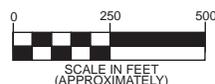


All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Figure 1 - Site Location Map

GDC LIC Development
 NYSDEC BCP Site: C241172
 45-35 11th Street and 11-22 45th Road
 Queens, New York

Legend:
 subject property border



ESI File: GQ14076.50

December 2015

Appendix A