

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

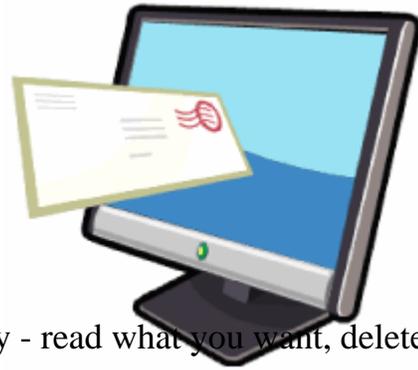
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the GDC LIC Development site ("site") located at 45-35 11th Street and 11-22 45th Road, Queens, Queens County under New York

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

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

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

Highlights of the Site Cleanup:

- Two known underground storage tanks (USTs) have been removed and disposed-off site;
- Removed 2,000 gallon aboveground storage tank (AST) located in a concrete vault in the south-west corner of the Site and disposed-off site;
- Approximately 16,200 tons of urban fill soils were excavated at this Site and disposed-off site;
- Excavated and removed approximately 670 tons of deeper petroleum-contaminated soils from the northern-central portion of the site and 305 tons of arsenic contaminated soils from "source area"(Hot-Spot #1) and disposed-off site;
- Oxygen release compounds (ORCs) have been applied at the northwestern corner of the site;
- Installed vapor barrier and sub-slab depressurization system (SSDS) to mitigate possible vapor intrusion;
- A site cover has been installed to allow for restricted residential use of the site;
- Developed and executed an Environmental Easement (EE) and Site Management Plan (SMP), which includes institutional controls and engineering controls to restrict land use and prevent future exposure to any contamination remaining at the site; and
- Collected "end-point" samples after initial excavations to evaluate the effectiveness of the remedy.

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

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 being redeveloped for residential housing. Two commercial/manufacturing structures previously located on-site have been demolished. There were two known petroleum storage tanks within the site footprint which have been removed.

Current Zoning and Land Use: The site is zoned M1-4/R6A which allows mixed residential and commercial 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 25 to 40 feet bgs.

Groundwater is present at 9 to 10 feet below existing slab grades and flows to the northwest toward the East River.

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.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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 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
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

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

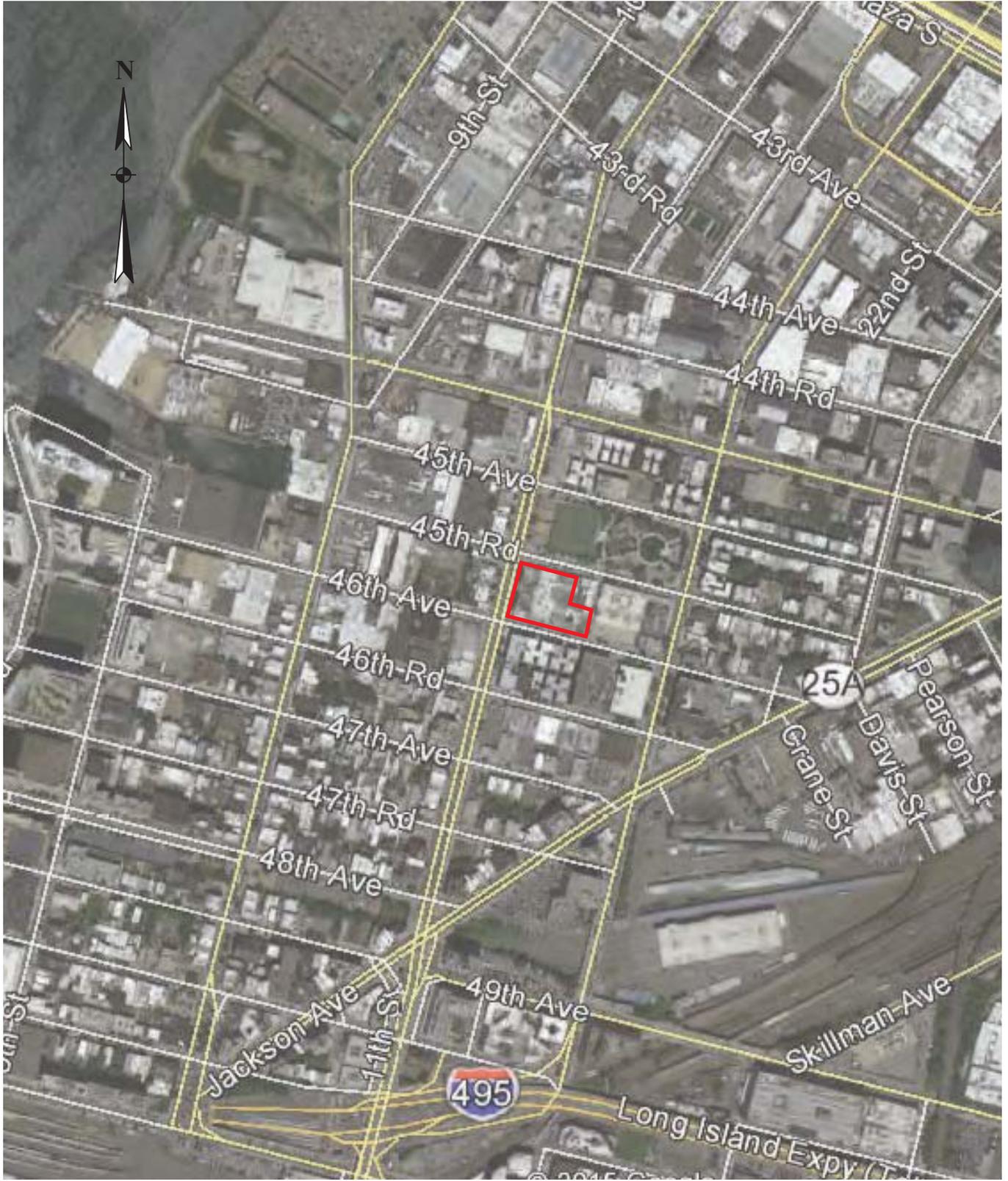
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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.

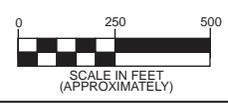


All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Figure 1: Project Site Map

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

Legend:
 subject property border



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| ESI File: GQ14076.50 |
| November 2016 |
| Appendix A |