



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former Liberty Brass Site

DEC Site #: C241178

Address: 38-01 Queens Blvd., Long Island City, NY 11101

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Liberty Brass Site ("site"), 38-01 Queens Blvd. in Long Island City, Queens. 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 and funded by Curbcut Queens Blvd LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C241178>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from September 5, 2016 through October 20, 2016. The draft combined Remedial Investigation report and Remedial Work Plan (RWP) containing the results of the investigation and proposed site remedy is available for public 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.

The proposed remedy consists of:

All soil, up to a depth of 20 feet will be excavated and disposed of off-site. An estimated 20,000 tons of soil will be removed for disposal. That soil removal is expected to meet Unrestricted Use Soil Cleanup Objectives (UUSCOs) and will provide the maximum protection for public health and the environment. Although it is anticipated that remaining soils will meet unrestricted use SCO, should the end point sampling shows that soil exceeds unrestricted use remain, an environmental easement which at a minimum will restrict the use to commercial with groundwater use restrictions and a site management plan to guide future excavation work at the site would be put in place. A sub-slab

depressurization system will be required to be installed in the future site building which will prevent vapors from any potential remaining contamination from entering.

Summary of the Investigation

Site soils are mainly contaminated with trichloroethene (TCE), generally at concentrations exceeding unrestricted use SCOs, but less than the SCO for commercial use. However, TCE exceeded commercial use SCOs in two locations. Several Semi-Volatile Organic Compounds (SVOCs), most notably benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene also exceeded commercial use SCOs. Seven metals including arsenic, copper, and lead exceeded commercial use SCOs as well.

Samples from all four groundwater monitoring wells contained TCE slightly above groundwater standards.

The now demolished on-site building also had TCE soil vapor and sub-slab impacts which would have required remediation if the building had remained occupied.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located in an urban area in Long Island City, NY. The site is approximately 0.52 acres in area and abuts both Queens Blvd and 38th Street.

Site Features: The site is currently vacant following the recent demolition of the building located at the site. Concrete foundations, a 5000 gallon underground storage tank, and a 500 gallon underground storage tank remain on the site.

Current Zoning and Land Use: The site is zoned M1-4, a manufacturing district. Currently, the site is used as a metal plating screw manufacturer.

Past Use of the Site: The site has a long history of manufacturing brass hardware parts. From 1970 until 2006 manufacturing of screw machine products and hardware occurred on the Site. The manufacture of the brass spray tops for perfume bottles and metal plating was conducted on the site from 1917 to approximately 1950. The site was vacant pre-1915.

Site Geology and Hydrogeology: The site is at an elevation of approximately 23 feet above mean sea level. Site topography is generally flat, with a very slight slope to the west. Bedrock on this Site is 100 feet below grade surface (bgs). Several impermeable clay layers are found within this sediment

package, generally creating three distinct aquifers. Soil beneath the Site consists of several feet of fill material followed by native fine to coarse sands with silt and gravel. Intermittent clay layers were noted in the boring logs.

Groundwater exists from 10 to 50 feet bgs and, based on the topography and investigation performed to date, presumed to flow to the west, 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 Sunnyside Library
43-06 Greenpoint Avenue
Long Island City, NY 11104
(718) 784-3033

Queens Community Board 2
43-22 50th Street,
Woodside, NY 11377
Phone: 718-533-8773

Who to Contact

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

Project Related Questions

Robert Filkins
NYS Department of Environmental
Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: (518) 402-9612
Email: robert.filkins@dec.ny.gov

Site-Related Health Questions

Anthony Perretta
New York State Department of Health
Bureau of Environmental Exposure
ESP Corning Tower, Rm. 1787
Albany, NY 12237
Tel: (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.

