



Department of  
Environmental  
Conservation

**Where to Find Information:**

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

**Queens Library – Sunnyside Branch**

43-06 Greenpoint Avenue  
Long Island City, NY 11104  
(718) 784-3033

**Queens Community Board 2**

43-22 50<sup>th</sup> Street  
Woodside, NY 11377  
(718) 533-8773

**Who to Contact:**

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

**Project-Related Questions**

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NYSDEC  
625 Broadway  
Albany, NY 12233-7016  
(518) 402-9649  
[john.grathwol@dec.ny.gov](mailto:john.grathwol@dec.ny.gov)

**Project-Related Health Questions**

Anthony Perretta  
NYSDOH  
Bureau of Environmental Exposure  
ESP Corning Tower, Rm. 1787  
Albany, NY 12237  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

## Former Liberty Brass Site

38-01 Queens Boulevard  
Long Island City, NY 11101

**SITE No. C241178**

**NYSDEC REGION 2**

**January 2019**

## 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 Former Liberty Brass site ("site") located at 38-01 Queens Boulevard in Long Island City, NY 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 Curbcut Queens Blvd LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified to the left under "Where to Find Information."

**Completion of the Project:** The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 15,000 cubic yards of contaminated soil exceeding the unrestricted use soil cleanup objective (SCOs).
- Soil Vapor Extraction (SVE) - SVE is a technology used to treat residual volatile organic compounds (VOCs) in the soil. It will address deep soil contamination near the water table that was not amenable to excavation. This soil was only slightly above the groundwater protection SCOs, and the system is expected to be needed for no longer than five years.
- Site Cover System – The new development (buildings, pavement, and sidewalks) will maintain a site cover until the underlying soils are demonstrated to have met the unrestricted use SCOs. In landscaped areas, a 2-foot clean soil cover is in place.
- Implementation of a Site Management Plan (SMP) for long-term management of remaining 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 as an IC to prevent future exposure to any residual contamination remaining at the site.

**Final Engineering Report Approved:** NYSDEC has approved the FER, 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 put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Environmental Easement

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

- Cover System
- Soil Vapor Extraction

**Next Steps:** With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

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

A COC 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 in the Borough of Queens, Long Island City, NY. The site is approximately 0.52 acres and abuts both Queens Boulevard and 38<sup>th</sup> Street, and has a long history of manufacturing brass hardware parts. Trichloroethylene (TCE), a chemical used in this site's former brass manufacturing processes, was the primary contaminant of concern. The remedy has addressed this contamination.

Depth to groundwater is approximately 50 feet below ground surface and it flows to the northwest, toward the East River.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241178) 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 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 NYSDEC 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>

***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 at:

[www.dec.ny.gov/chemical/61092.html](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.

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Site Location Map

