



Department of
Environmental
Conservation

Where to Find Information:

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/C241181/>

Queens Public Library at Astoria

14-01 Astoria Boulevard
Astoria, NY 11102
(718) 278-2220

Queens Community Board 1

45-02 Ditmars Boulevard
LL Suite 125
Astoria, NY 11105
(718) 626-1021
qn01@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

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Project-Related Health Questions

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Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7882
beci@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

POP Displays Manufacturing Site

30-77 Vernon Blvd &
30-80 12th Street
Astoria, NY 11102

SITE No. C241181

NYSDEC REGION 2

January 2024

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 POP Displays Manufacturing site ("site") located at 30-80 12th Street and 30-77 Vernon Boulevard, Astoria, NY under New York State's Brownfield Cleanup Program (BCP) have been met. Please see the map for the site location.

The cleanup activities were performed by Astoria West, 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.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241181/>
- The documents also are available at the locations identified at left under "Where to Find Information."

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

- Excavation and removal of one underground storage tank and approximately 120 tons of associated petroleum-contaminated soil from the southern portion of the site. In addition, approximately 85 tons of hazardous lead-contaminated soil were removed from an area in the northern portion of the site. Confirmatory post-remedial soil samples were collected and showed that all soils exceeding the restricted-residential use soil cleanup objectives were successfully removed.
- Approximately 2,300 cubic yards of recycled material was imported to the site for grading below the foundation slab of the three newly constructed buildings. Prior to import, sampling of the material was completed and NYSDEC approved it for backfill.
- A vapor barrier was installed beneath the building slab and behind the sub-grade foundation sidewalls to mitigate any soil vapor migration into the newly constructed buildings.
- Development of a Site Management Plan (SMP) for long-term management 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.
- An Environmental Easement was recorded to (1) implement, maintain and monitor the vapor barrier; (2) limit the use and development of the site to restricted-residential use, commercial or industrial use only; (3) prohibit the

BROWNFIELD CLEANUP PROGRAM

use of groundwater underlying the property without necessary water quality treatment; and (4) require compliance with the SMP.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 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
- Land Use Restriction
- Environmental Easement

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

- Vapor Barrier

Next Steps: With its receipt of a COC, the applicant 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: The site is located at 30-80 12th Street and 30-77 Vernon Boulevard, Astoria, NY. The 2.75-acre site is located in an urban area characterized by residential, commercial, retail and light industrial development. The site is located between 30th Drive to the northeast, 12th Street to the southeast, 31st Avenue to the southwest and Vernon Boulevard to the northwest. Past site uses included General Motor Corporations Parts Division and a food distributor (1939-1970). From 1983-2005, the site was occupied by POP Displays, Inc., a display manufacturer. Various other industrial uses also took place at the site.

Following remediation activities that met the required restricted residential use cleanup criteria, the site was redeveloped. Redevelopment included construction of three new residential buildings with 534 residential units, of which over 30% percent are for affordable housing. In addition, redevelopment included approximately 500 square feet of retail space, parking and courtyards with landscaped areas.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241181) at:

<https://www.dec.ny.gov/cfm/xtapps/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:

<https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

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Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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