



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** 31/32 LIC LLC  
**DEC Site #:** C241182  
**Address:** 37-29 31st Street  
Long Island City, NY 11101

Have questions?  
See  
"Who to Contact"  
Below

### Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 31/32 LIC LLC site ("site") located at 37-29 31st Street, Long Island City, NY. 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."

#### Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 31/32 LIC LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

#### How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **May 11, 2016** through **June 10, 2016**. The proposed plan is available for 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.

#### Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

The remedial investigation has several goals:

- 1) Define the nature and extent of contamination in soil, groundwater, soil vapor and any other impacted media;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and/or the environment; and
- 4) Provide information to support the development of a Remedial Action Work Plan to address

the contamination.

The investigation will be performed by CA Rich Environmental Specialists with oversight from the NYSDEC and the NYSDOH.

Previous work completed has identified soil, groundwater, and soil vapor contamination. Soil samples exceeded environmental standards for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), and metals on the site. Groundwater samples exceeded environmental standards for VOCs and SVOCs, and soil vapor samples exceeded environmental standards for VOCs.

The remedial investigation will include additional soil, groundwater, and vapor sampling in order to evaluate the site for other potential residual contamination. The investigation will also define the nature and extent of contamination at the site. A summary of the remedial investigation work to be completed is below.

- Soil Sampling
- Groundwater Sampling
- Soil Gas Investigation

The above work includes evaluation of on-site contamination including property lines and potential off-site impacts.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

### **Background**

Location- The 31/32 LIC LLC site is a 0.40-acre area located in a well-developed area consisting of a mixed-use of commercial and residential buildings. The site address is 37-29 31st Street, Long Island City NY, 11101 (formerly 37-26 32nd Street and 37-27 31st Street). The site fronts both 31st Street and 32 Street and is located between 37th and 38th Avenue. Elevated subway tracks (N and Q lines) are located along the 31st Street frontage of the property.

Site Features- Currently the site is developed with two one-story structures. There is no open space on the property as the buildings fully cover the tax lot. One structure fronts 31st Street and the other fronts 32nd Street. The structures are both slab on grade with small partial cellars.

Current Zoning and Land Use – The site has three tenant spaces. Two spaces are vacant and one space, the northeast space along 31st Street, is occupied by an auto body shop. The current zoning designation is M1-2/R6A which includes light manufacturing and residential use. The proposed use is consistent with existing zoning for the property.

Past Uses of the Site – The site and its surrounding properties were undeveloped until circa 1915 when 3rd Avenue traversed the site from northeast to southwest until 1936. Since 1936, the property has undergone multiple tenants of which included: a kindling factory (1936); second hand lumber yard, tool manufacturing and plating works (1947-1950); lighting factory (1953); welding equipment warehouse (1970-1979); food cart manufacturer, refrigeration facility, and metal shop (1977- 2015); and an auto body facility (1980 – present).

Site Geology and Hydrogeology - The property is underlain by Quaternary age glacial and alluvial deposits with Harrison Gneiss underlying. Medium grain sand and fill extend to three feet below grade and medium grain sand from three to 23 feet below grade. The site is relatively level and has no natural or artificial surface water bodies or impoundments.

The depth of the shallow groundwater ranges from 22 to 23 feet below grade. Shallow groundwater beneath the site flows to the southwest towards the East River and Dutch Kills. Underlying groundwater in this area of the Queens is not used for potable supply purposes. The City of New York provides potable water to residents.

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=C241182>

**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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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 - Astoria Branch  
14-01 Astoria Blvd.  
Astoria, NY 11102  
Tel: (718) 278-2220

Queens Community Board 1  
45-02 Ditmars Blvd  
LL Suite 1025  
Astoria, NY 11105  
Tel: (718) 626-1021

## Who to Contact

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

### Project-Related Questions

Caroline Eigenbrodt  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Tel: 518-402-9767  
Email: caroline.eigenbrodt@dec.ny.gov

### Site-Related Health Questions

Kiran Mall  
New York State Department of Health  
Empire State Plaza Corning Tower Room 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.

## Site Location Map

