



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/C241189/>

Queens Public Library – Long Island City

37-44 21 Street, Long Island City
New York 11101
(718) 752-3700
Manuel.E.Villapol@queenslibrary.org

Queens Community Board 2

43-22 50th Street, Room 2b
Woodside, New York 11377
(718) 533-8773
qn02@cb.nyc.gov

Who to Contact

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

Project-Related Questions

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NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
christopher.allan@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH
Bureau of Env. Exposure Investigation
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7817
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

Long Island City Center

23-15 44th Road
a/k/a 43-30 24th Street
Long Island City, NY, 11101

SITE No. C241189

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 Long Island City Center site ("site") located at 23-15 44th Road a/k/a 43-30 24th Street, in Long Island City, Queens 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 CP VIII LIC Owner, 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/C241189/>.
- The documents also are available at the location(s) 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 off-site disposal of approximately 4,000 cubic yards of hazardous-lead-contaminated soil and approximately 50,400 cubic yards of non-hazardous contaminated historic fill material exceeding the Restricted Residential Use soil cleanup objectives (RRUSCOs), the site-specific cleanup criteria.
- Importation of fill that meets the cleanup objectives for use as backfill.
- Collection and analysis of post-remedial soil samples, in accordance with Division of Environmental Remediation (DER)-10, to document remaining site conditions and confirm removal of hazardous lead-contaminated and non-hazardous soil/fill.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) institutional controls; (2) monitoring; and (3) reporting.
- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

BROWNFIELD CLEANUP PROGRAM

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.
- 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

No engineering controls have been put in place on the site.

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, 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 23-15 44th Road a/k/a 43-30 24th Street, in the Long Island City neighborhood of Queens, New York and is identified as Block 436, Lot 1 on the Queens Borough Tax Map. The site is about 56,500 square feet and is located on the city block bordered by 43rd Avenue to the north, 24th Street to the east, 44th Road to the south, and 23rd Street to the west. Historic site use has included a shipping and loading facility (1948 – 1990), parking garage (1990 – 2016), electronic parts storage and service center (1963 – 1986), production warehouse (1988 – 2001), and warehouse (2001 – 2016).

When construction is completed, the development will consist of a 67-story residential and commercial building with a full cellar spanning the site footprint. The cellar will include parking, storage, and mechanical and utility space. The

ground floor will include a residential lobby, parking access, and retail and residential amenity space. Paved driveways and walkways, and landscaped areas are planned for exterior portions of the ground floor (above the cellar level). The second floor will include parking and storage, and the third floor will include building management offices, gyms, pool, and mechanical spaces. The fourth through 67th floors will include residential apartments, utility rooms, mechanical rooms, and/or amenity spaces.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241189) 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!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
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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Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

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