

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Halletts Point, Buildings 2 and 3

26-40 1<sup>st</sup> Street  
Queens, NY 11102

**SITE No. C241192**

**NYSDEC REGION 2**

**March 2017**

## 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 Halletts Point, Buildings 2 and 3 (the "Site") located at 26-40 1st Street, Queens, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified on the left-hand side of this page 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 Halletts Building 2 SPE LLC and Halletts Building 3 SPE LLC ("Applicants") 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 **March 30** through **April 30, 2017**. The proposed plan is available for public review at the locations identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area on the left-hand side of this page.

**Highlights of the Proposed Site Investigation:** The investigation will define the nature and extent of contamination in soil, groundwater, and soil vapor, and any other parts of the environment that may be affected. Key components of the investigation work include:

- Installing and sampling soil borings to identify possible on-site sources of contamination;
- Installing and sampling ground water wells to monitor impacts from areas of concern on-site; and
- Installing and sampling soil vapor and sub-slab soil vapor samples to monitor impacts from areas of concern on-site.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. 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.

### Where to Find Information:

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

#### **Queens Public Library, Astoria Branch**

14-01 Astoria Boulevard  
Long Island City, NY 11102  
Call for hours: (718) 278-2220

#### **NYSDEC, Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900

#### **Queens Community Board 1**

45-01 Ditmars Boulevard  
LL Suite 125  
Astoria, New York 11105  
Call in advance: (718) 626-1021

### Who to Contact:

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

#### **Project-Related Questions**

Hasan Ahmed  
NYSDEC Region 2  
1 Hunter's Point Plaza – 1st Floor  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4900  
[hasan.ahmed@dec.ny.gov](mailto:hasan.ahmed@dec.ny.gov)

#### **Health-Related Questions**

Justin Deming  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

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

# BROWNFIELD CLEANUP PROGRAM

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.

**Site Description:** The Halletts Building 2 SPE LLC ownership includes tax Block 916 Lot 10 and Block 913 Lot 100 (formerly 26<sup>th</sup> Avenue street stub) and Halletts Building 3 SPE LLC ownership includes Block 916 Lot 1 and Block 490 Lot 250 (formerly 27<sup>th</sup> Avenue street stub) (herein referred to as the "Site"). The Site is located along 1st Street in the Halletts Point section of Astoria, Queens. The Site is bordered to the north by Whitey Ford Field, to the south by Block 490 Lot 1, to the west by the East River and to the east by 1st Street. The Site is currently occupied by two abandoned buildings, and the remainder of the Site is covered with asphalt or vegetated. The Site was historically occupied by various commercial, industrial, and utility establishments, including a coal gasification plant, a coal-fired electric generating station, several stone cutting and polishing establishments, machine works, a lumber yard, a manufacturer of masonry building blocks, a manufacturer of hampers, and a scaffold manufacturer.

Based upon investigations conducted to date, the primary contaminants of concern (COCs) for the Site include organic compounds related to historic fill and metals related to former industrial operations in soil and groundwater; petroleum-related compounds in groundwater; and chlorinated solvents in soil vapor.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231192) at:

<http://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 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>

***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:

[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.

# BROWNFIELD CLEANUP PROGRAM

