



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

August 2017

Halletts Point, Buildings 2 and 3
26-40 1st Street
Queens, NY 11102

SITE No. C241192
NYSDEC REGION 2

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) 482-6405
hasan.ahmed@dec.ny.gov

Health-Related Questions

Steven Berninger
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

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

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Halletts Point, Buildings 2 and 3 site (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 location(s) identified on the left-hand side of this page under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **August 23** through **October 7, 2017**. The proposed plan is available for public review at the location(s) 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.

Draft Remedial Action Work Plan: The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed Track 1 Unrestricted Use remedy consists of:

- Excavation and off-site disposal of all on-site soil which exceeds unrestricted soil cleanup objectives (SCOs), as defined by 6 NYCRR Part 375-6.8. Approximately 37,400 cubic yards of contaminated soil will be removed from the site.
- Dewatering inside the secant wall will be performed to enable the excavation. Contaminated groundwater from dewatering operations will be treated as necessary prior to discharge to the municipal sewer system.
- Screening for indications of contamination (by visual means, odor, and monitoring with field instruments) of all excavated/disturbed soil during intrusive work.
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of unrestricted use SCOs.
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- As part of the Track 1 remedy, a soil vapor intrusion evaluation will be completed.

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- If Track 1 unrestricted use soil cleanup objectives cannot be achieved, the Track 4 remedy will include:
 - installation of a cover system as an engineering control to allow for restricted residential use of the site;
 - implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the engineering controls; and
 - recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by Halletts Building 2 SPE LLC and Halletts Building 3 SPE LLC (the “applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation, was submitted and is also available for review at the locations listed on Page 1.

Site Description: The Halletts Building 2 SPE LLC ownership includes tax Block 916 Lot 10 and Block 913 Lot 100 (formerly 26th Avenue street stub) and Halletts Building 3 SPE LLC ownership includes Block 916 Lot 1 and Block 490 Lot 250 (formerly 27th 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 vacant and covered with a former building concrete slab, asphalt, or soil with vegetation. 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.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241192) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: 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.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

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

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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