



**Department of  
Environmental  
Conservation**

## Where to Find Information

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

<https://extapps.dec.ny.gov/data/DecDocs/C241192/>

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

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

### **Queens Community Board 1**

45-02 Ditmars Boulevard  
LL Suite 1025  
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**

Hasan Ahmed, Project Manager  
NYSDEC  
Division of Environmental Remediation  
1 Hunter's Point Plaza – 1st Floor  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-6405  
[hasan.ahmed@dec.ny.gov](mailto:hasan.ahmed@dec.ny.gov)

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

Steven Berninger  
NYSDOH  
Bureau of Env. Exposure Investigation  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-0443  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

**For more information about New York's Brownfield Cleanup Program, visit:** <https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

# FACT SHEET

**Brownfield Cleanup Program**

**Halletts Point, Buildings 2 and 3  
26-02 to 26-50 1st Street  
Astoria, NY 11102**

**January 2025**

**SITE No. C241192  
NYSDEC REGION 2**

## **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 Halletts Point, Buildings 2 and 3 site ("site") located at 26-02 to 26-50 1st Street, Astoria, NY, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Halletts Building 2 SPE LLC and Halletts Building 3 SPE LLC (collectively, the "applicants") 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://extapps.dec.ny.gov/data/DecDocs/C241192/>.
- 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 offsite disposal of all soil/fill that exceeded the unrestricted use soil cleanup objectives to bedrock in a portion of the site, and all soil/fill exceeding the restricted residential soil cleanup objectives in the upper 2 feet in the remainder of the site. Approximately 63,000 tons of contaminated soil/fill was removed.
- Removal and off-site disposal of 6 underground storage tanks.
- Importation of approximately 14,865 tons of clean material to install the site cover system.
- Installation of a site cover system on a portion of the site. The cover system consists of the paved walkways and landscaped areas.
- Collection and analysis of soil samples to document post excavation conditions and confirm achievement of cleanup objectives across the site.
- 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 and Engineering Controls (IC/ECs); (2) operation and maintenance; and (3) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

# 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 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
- Environmental Easement

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

- Cover System

**Next Steps:** With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are 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 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 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. The site is currently under construction for two residential buildings with a public waterfront promenade.

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:

<https://extapps.dec.ny.gov/cfm/extapps/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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

***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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	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。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
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<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Hasan Ahmed, (718) 482-6405, [hasan.ahmed@dec.ny.gov](mailto:hasan.ahmed@dec.ny.gov)**