



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C241209/>  
and at these location(s):

### Queens Public Library at Long Island City

37-44 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 752-3700

### Queens Community Board 2

43-22 50<sup>th</sup> Street, Room 2B  
Woodside, NY 11377  
(718) 533-8773

*(\*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.)*

## Who to Contact

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

### Project-Related Questions

Shaun Bollers, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4096  
[shaun.bollers@dec.ny.gov](mailto:shaun.bollers@dec.ny.gov)

### Project-Related Health Questions

Julia Kenney  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7873  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

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

# FACT SHEET

Brownfield Cleanup Program

27-01 Jackson Avenue  
Long Island City, NY 11101

February 2021

SITE No. C241209  
NYSDEC REGION 2

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 27-01 Jackson Avenue site ("site") located at 27-01 Jackson Avenue, Long Island City, NY. Please see the map for the site location. The cleanup activities will be performed by 2701 Jackson Avenue LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241209/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in February 2021 and last 10 to 12 months.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of contaminated soil to a depth of approximately 35 feet below grade across the majority of the site, and to 15 feet below surface grade in the northeast portion of the site to achieve unrestricted use conditions for soil in the on-site area;
- On-site dewatering to remove contaminated groundwater and facilitate excavation;
- In-situ ("in-place") treatment of off-site contaminated groundwater through injection of activated carbon;
- Collection and analysis of on-site end-point soil samples and off-site post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established soil cleanup objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- A Site Management Plan (SMP) will be required to conduct periodic groundwater sampling of off-site monitoring wells to document groundwater conditions and effectiveness of off-site the in-situ injection program; and
- Implementing an Institutional Control in the form of an Order on Consent to implement the SMP.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

**Site Description:** The site is 0.21-acres and is bordered on the west by 43<sup>rd</sup> Avenue, on the south by Jackson Avenue, on the east by the Ed Koch Queensboro Bridge on-ramp (elevated), and on the north by Hunter Street. The site is currently vacant and will be developed with a 24-story mixed-use commercial and residential building with three cellar levels. Previously, the site had been used as a gas station and auto repair facility since approximately 1945.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241209) at:

<https://www.dec.ny.gov/cfm/externalps/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 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](https://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

