



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

27-01 Jackson Avenue  
Long Island City, NY 11101

SITE No. C241209

NYSDEC REGION 2

January 2023

## 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, New York 11101  
(718) 752-3700

### Queens Community Board 2

43-22 50<sup>th</sup> Street, Room 2B  
Woodside, New York 11377  
(718) 533-8773  
[qn02@cb.nyc.gov](mailto:qn02@cb.nyc.gov)

## Who to Contact

Comments and questions are 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, New York 12237  
(518) 402-7873  
[beci@health.ny.gov](mailto:beci@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)

## 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 27-01 Jackson Avenue site ("site") located at 27-01 Jackson Avenue, Long Island City, NY 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 27-01 Jackson Property 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 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."

**Completion of the Project:** The following activities have been completed to achieve the remedial action objectives:

- Excavation and disposal of about 12,540 cubic yards of hazardous lead-impacted fill, non-hazardous historic fill and petroleum-contaminated fill/soil exceeding the Track 1 Unrestricted Use soil cleanup objectives.
- Installation of a secant wall with on-site dewatering to remove contaminated groundwater and facilitate excavation;
- 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 (SVI) evaluation was completed which determined that there is no potential for soil vapor intrusion in the new building.
- Treatment of off-site contaminated groundwater through in-situ injection of activated carbon;
- Quarterly groundwater sampling of off-site monitoring wells to document groundwater conditions and effectiveness of the off-site in-situ injection program; and
- Development of a Site Management Plan (SMP) to monitor and address off-site groundwater contamination to determine the effectiveness of the off-site injection program (see Site No. S241209).

**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.

# BROWNFIELD CLEANUP PROGRAM

**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 0.211-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 being 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. The site was remediated to achieve a Track 1 Unrestricted Use cleanup and is currently undergoing redevelopment with a 24-story mixed-use building.

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/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>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

<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.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<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: Shaun Bollers, (718) 482-4096, [shaun.bollers@dec.ny.gov](mailto:shaun.bollers@dec.ny.gov)**