



Department of  
Environmental  
Conservation

**Where to Find Information:**

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

**Queens Library - Long Island City\***

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

**Queens Community Board 1 \***

45-02 Ditmars Boulevard, LL Suite 125  
Astoria, NY 11105  
(718) 626-1021  
qn01@cb.nyc.gov

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

**Who to Contact**

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

**Project-Related Questions**

Steve Walsh, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12207  
518-402-9824  
steven.walsh@dec.ny.gov

**Project-Related Health Questions**

Shaun Surani  
NYSDOH  
Bureau of Environmental Exposure Investigation  
Empire State Plaza - Room 178  
Albany, NY 12237  
518-402-1338  
[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)

# FACT SHEET

## Brownfield Cleanup Program

37-24 & 37-28 30th Street  
Redevelopment Site  
37-24 & 37-28 30th Street  
Long Island City, NY 11101

December 2021

**SITE No. C241214**  
**NYSDEC REGION 2**

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 37-24 & 37-28 30<sup>th</sup> Street Redevelopment site ("site") located at 37-24 & 37-28 30<sup>th</sup> Street, Long Island City, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 31st Avenue Associates LLC and 37-26 30th Street LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241214/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 13,000 tons of grossly contaminated soil and fill material exceeding the Unrestricted Use soil cleanup objectives (UUSCOs), the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- UST Removal – One 750-gallon underground storage tank (UST) was removed and disposed of off-site.
- In-Situ (in-place) Chemical Oxidation (ISCO) - ISCO is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater. A chemical oxidant was injected into groundwater at approximately 30-ft below ground surface.
- Sub-slab Depressurization System (SSDS) – An SSDS was installed to mitigate the potential for soil vapor intrusion to impact the indoor air of buildings on-site
- Vapor Barrier - A vapor barrier was installed in the building to provide an added layer of protection against soil vapor intrusion.

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- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- 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) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicants would be able to redevelop the site after receiving a COC. In addition, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

**Site Description:** The site is located at 37-24, 37-26 and 37-28 30th Street in Long Island City. The 0.368-acre site is bounded by a 2-story office building to the north, vacant property to the south, 30th Street to the east, and Old Ridge Road to the west. The site is currently being redeveloped as two multi-family residential buildings. Historic use of the site includes manufacturing metal products and plastics (approx. 1947-1970), carpet cleaning (approx. 1967- 1970), printing (approx. 1983-

1991), dry cleaning (approx. 1996 to 2018) and auto repair (approx. 2000 to 2018).

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241214) 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

