



Department of
Environmental
Conservation

Where to Find Information:

Project documents are available at these locations to help the public stay informed.

Queens Library - Long Island City *

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

Queens Community Board 1 *

45-02 Ditmars Boulevard, LL Suite 1025
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 1787
Albany, NY 12237
518-402-1338
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
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

January 2022

SITE No. C241214

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 37-24 & 37-28 30th Street Redevelopment Site ("site") located at 37-24 & 37-28 30th Street, 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 31st Avenue Associates LLC and 37-26 30th Street LLC ("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://www.dec.ny.gov/data/DecDocs/C241214>.
- 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 - 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.
- Vapor Mitigation Systems – Installation of active vapor mitigation systems beneath both on-site buildings, to mitigate the potential for soil vapor intrusion to impact the indoor air.
- Vapor Barrier - A vapor barrier was installed in the building to provide an added layer of protection against soil vapor intrusion.

BROWNFIELD CLEANUP PROGRAM

- 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.

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.
- 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 mitigation system.
- 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
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

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

- Active Sub-Slab Depressurization 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 at 37-24, 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. 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). Past uses contaminated the site with volatile organic compounds (VOCs) and metals. The site is currently being redeveloped as two multi-family residential buildings.

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/x/etapps/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>

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

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

