



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

26-32 Jackson Avenue Site

26-32 Jackson Avenue
Long Island City, NY 11101
SITE No. C241217
NYSDEC REGION 2

July 2020

Where to Find Information

Access project documents through the DECinfo Locator at <https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C241217> and at these locations*:

Queens Library at Court Square
25-01 Jackson Avenue
Long Island City, NY 11101
718-937-2790

Queens Community Board 2
43-22 50th Street, Room 2B
Woodside, NY 11377

**Repositories may be 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 welcome and should be directed as follows:

Project-Related Questions

Michael MacCabe, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
518-402-9687
michael.maccabe@dec.ny.gov

Project-Related Health Questions

Arunesh Ghosh
NYSDOH
Empire State Plaza – Corning Tower
Room 1787
Albany, NY 12237
518-402-7860
beeji@health.ny.gov

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

www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 26-32 Jackson Avenue site ("site") located at 26-32 Jackson Avenue, Long Island City, Queens County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site and the potential for human exposure to site-related contaminants.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **July 22 through September 7, 2020.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241217/>.
- Documents also are available at the locations identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Demolition of the on-site building;
- Removal of underground storage tanks (USTs);
- Excavation and off-site disposal of contaminated soil to approximately 10 feet below surface grade across the majority of the site, and to 12 feet below surface grade in the northwest area of the site in a former petroleum storage area;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Application of an in-situ chemical oxidant to address volatile organic compound (VOC) contamination in on-site groundwater;
- Importation of clean material that meet the established Soil Cleanup Objectives for use as backfill;
- Installation and maintenance of a cover system consisting of building slabs and/or a minimum two-foot thick layer of clean soil;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by 26-32 Jackson Ave LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A Remedial Investigation Report, which describes the results of the site investigation was also submitted to the Department and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site contains a one-story building that spans the entire 10,000 square-foot (0.230 acre) site footprint. The current building contains a loft and a partial basement. The site is in the Long Island City neighborhood of Queens. The site is bound by Jackson Avenue to the north, a vacant lot to the east, a multi-story residential building and a vacant lot to the south, and a mixed-use commercial and residential building to the west. Historic operations at the site include a garage with petroleum bulk storage (1922 to 1936), a warehouse (1947 to 1994) and an automotive parts shop (1994 to 2006).

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241217) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site semi-volatile organic compounds (SVOCs) and heavy metals which are present site-wide in soil and are attributed to the presence of historic fill at the site. Volatile organic compounds (VOCs) were also detected in on-site groundwater and soil vapor.

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:
<http://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

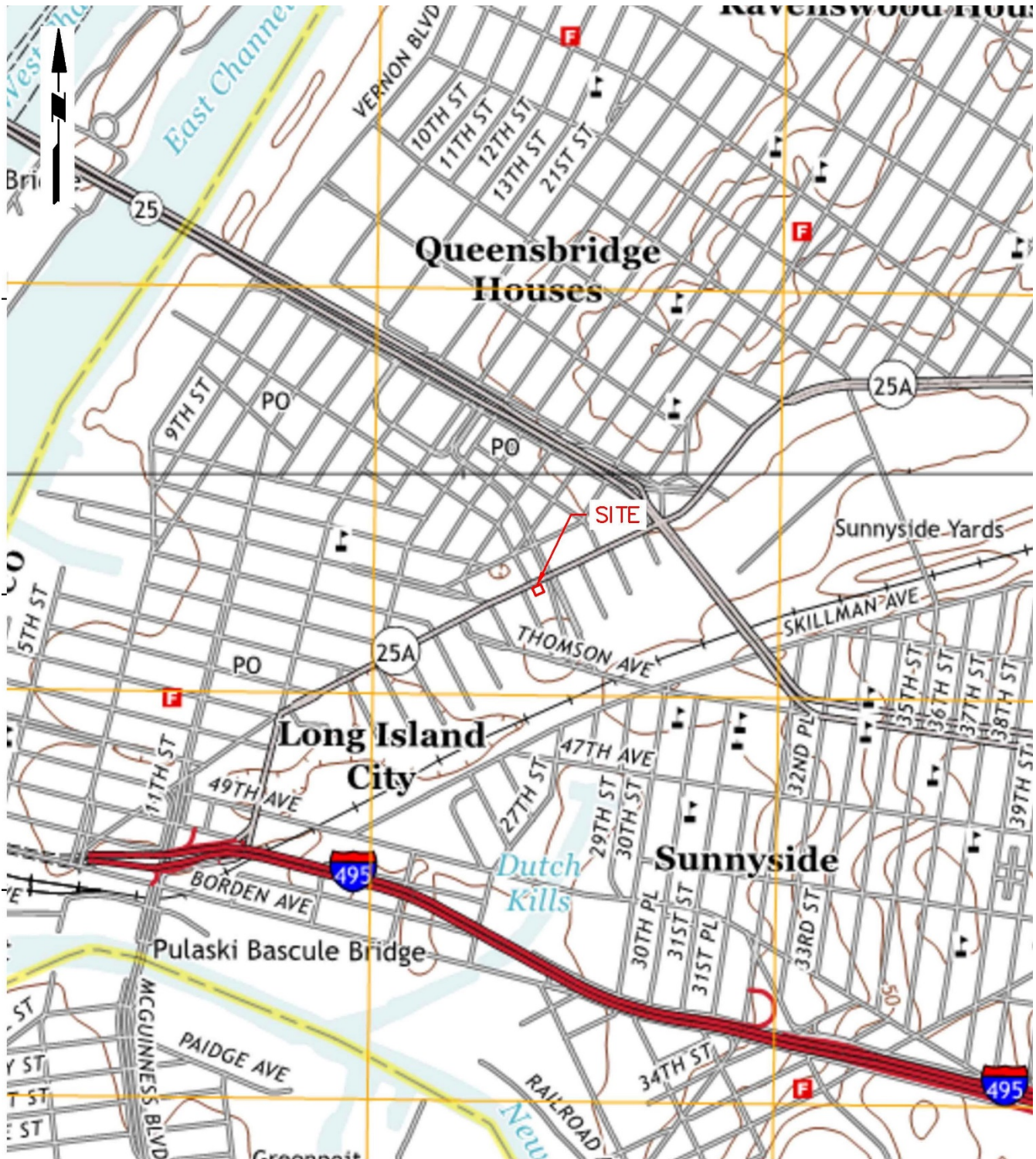
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map



BASEMAP SOURCE: CENTRAL PARK AND BROADWAY, 7.5-MINUTE SERIES, TOPOGRAPHIC QUADRANGLE MAPS, DATED 2013.

- APPROXIMATE SITE BOUNDARY