



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

27-10 49th Avenue Site

27-10 49th Avenue
Long Island City, NY 11101

SITE No. C241219

NYSDEC REGION 2

April 2019

Interim Remedial Measure Announced

Where to Find Information:
Project documents are available at the following location(s) to help the public stay informed.

Queens Library at Long Island City

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

Queens Community Board 2

43-22 50th Street, 2nd Floor
Woodside, NY 11377
(718) 533-8773

Who to Contact:

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

Project-Related Questions

Charles Post, Project Manager
NYSDEC
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Albany, NY 12233
(518) 402-9767
Charles.Post@dec.ny.gov

Project-Related Health Questions

Arunesh Ghosh
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
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For more information about New York's
Brownfield Cleanup Program, visit:

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

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the 27-10 49th Avenue site ("site") located at 27-10 49th Avenue, Long Island City, NY. Please see the map for the site location. Documents related to the cleanup of this site including the draft Interim Remedial Measure Work Plan can be found at the location(s) identified to the left under "Where to Find Information." The expedited cleanup activities are expected to begin in late April 2019 and last about 2 months. The activities will be performed by Hunters Point SG, LLC ("applicant") with oversight provided by the NYSDEC.

Draft Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. The draft IRM Work Plan is currently under review by NYSDEC and NYSDOH.

The applicant has informed the NYSDEC that the work described in the will be performed. The upcoming cleanup activities include:

- Remove and properly dispose of an oil/water separator and hydraulic lifts;
- Excavate and properly dispose of materials within the building and off-site contaminated soil from within the building footprint to achieve the proposed restricted-commercial use cleanup;
- Collect and analyze end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Import clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Install and operate a soil vapor extraction system to reduce the residual contamination that cannot be removed by excavation;
- Install and operate a sub-slab depressurization system (SSDS) to protect workers from exposure to volatile organic compounds; and
- Implement a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities.

Site Description: The site is 0.87-acres and is bordered on the west by 27th Street, to the south by a commercial property, to the north by 49th Avenue and to the east by the Dutch Kills. It is currently developed with a two-story warehouse and office building and a parking lot. The building is vacant and the site is currently unoccupied. Previously, the site had been used as a petroleum mixing and repackaging operations and a parking lot for commercial vehicles.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241219) 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 are chlorinated volatile organic compounds (CVOCs) which are present site-wide in soil and soil vapor. Other low-level contamination has been identified in the soil and groundwater and is primarily attributed to presence of historic fill on the site.

Next Steps: NYSDEC in consultation with the New York State Department of Health will complete a review of all relevant data and information and develop a Remedial Work Plan (RWP). The NYSDEC will seek public comment on the RWP and determine what additional cleanup work will be required, if any. The RWP will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs at:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/ announcements for all contaminated sites in the county(ies) you select.

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

BROWNFIELD CLEANUP PROGRAM

Site Location Map

