

27-10 49th Avenue

Brownfield Cleanup Program

Site No. C241219

Long Island City, Queens County



Department of
Environmental
Conservation

December 2025

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 27-10 49th Avenue site ("site") located at 27-10 49th Avenue in Long Island City, Queens County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Hunters Point SG, 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 the approved FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241219/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Completion of the Project

The following activities have been completed to achieve the cleanup action objectives:

- Expansion of the existing soil vapor extraction system to remove volatile organic compounds from the subsurface and to prevent off-site migration of contaminated soil vapor.
- Continued operation of an existing sub-slab depressurization system to prevent infiltration of sub-slab vapors into the onsite building.
- Maintenance of an existing site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site.
- 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; (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording an Environmental Easement 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 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 cover system or building ventilation 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
- Soil Management Plan

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

- Sub-slab Depressurization System
- Soil Vapor Extraction System
- Cover System

Next Steps

With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) 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 0.866-acre site is located in Long Island City at the intersection of 49th Avenue and 27th Street. The property is bound to 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. The site is relatively flat and consists of a two-story building with a parking lot located on the eastern side of the site. Historically, the first floor of the building was used as a warehouse and petroleum repackaging area. Previously, the site was also used for vehicle maintenance.

The site is presently occupied by a ride service company and is not proposed for redevelopment.

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:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

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bee@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C241219/>

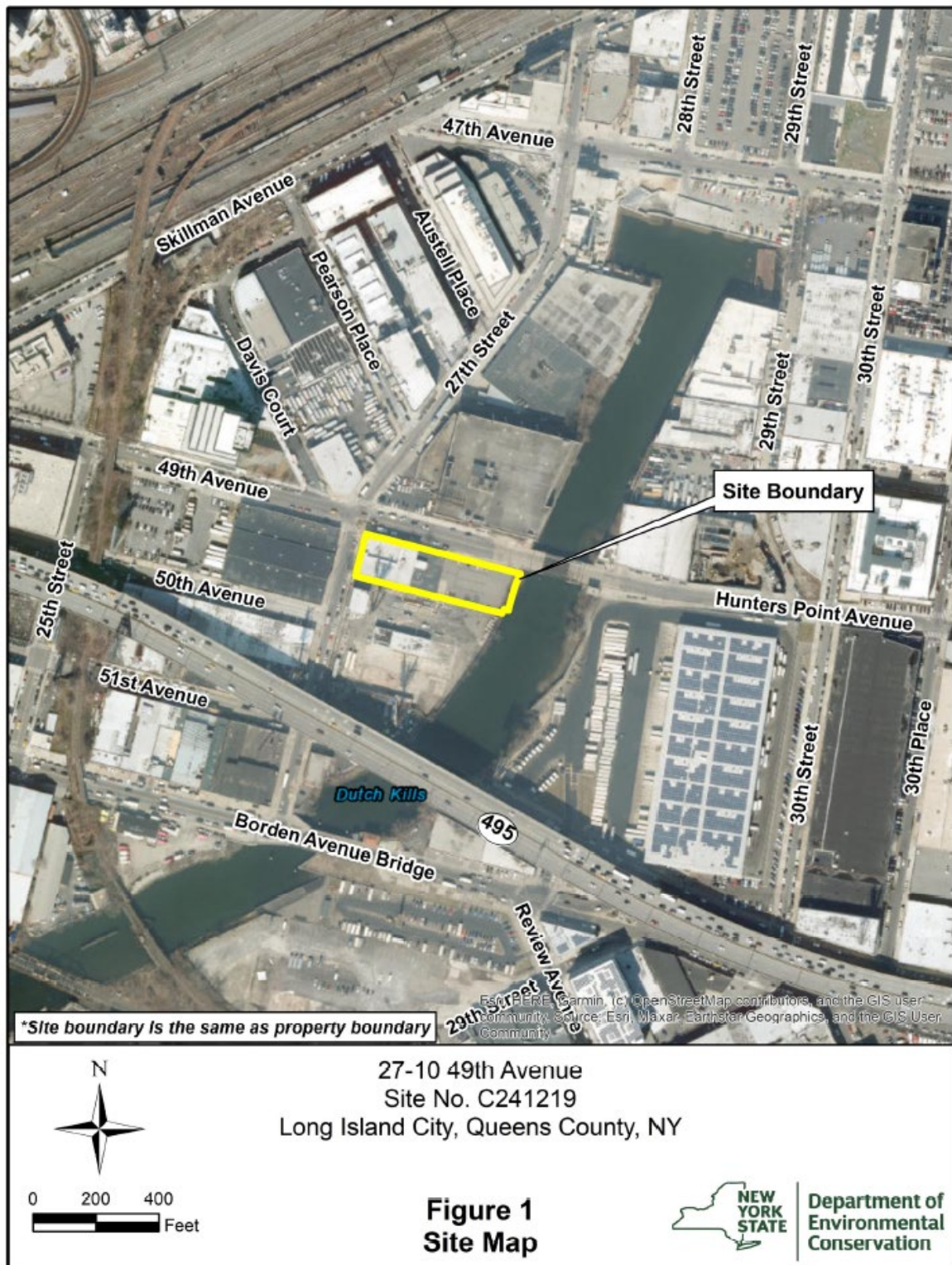
Long Island City Branch of the Queens Public Library

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

Queens Community Board 2

43-22 50th Street, Room 2B
Woodside, NY 11377
p: (718) 533-8773
qn02@cb.nyc.gov

Site Location





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