



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

HPS Parcel F
Center Blvd. between 56th
Ave and 57th Ave
Long Island City, NY 11101

SITE No. C241225
NYSDEC REGION 2

December 2019

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

Queens Public Library - Court Square Branch

25-01 Jackson Avenue
Long Island City, NY 11101
(718) 937-2790

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

Christopher Allan
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
christopher.allan@dec.ny.gov

Public Health questions:

Jacquelyn Nealon
NYSDOH
Empire State Plaza
Corning Tower
Albany, NY 12237
(518) 402-7860
beej@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the HPS Parcel F site ("site") located at Center Blvd. between 56th Ave and 57th Avenue, Long Island City, NY. Please see the map for the site location. The cleanup activities will be performed by GO HPS LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241225/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in January 2020 and last about 10 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation of soil/fill exceeding Restricted Residential Soil Cleanup Objectives to a depth of 15 feet across the site;
- Screening for indications of contamination (by visual means, odor, and monitoring with a field instrument) of all excavated soil during any intrusive site work;
- Collection and analysis of end-point samples to document the soil contamination to remain;
- Off-site disposal of all material removed from the site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;
- Import of clean materials to be used for backfilling and cover;
- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site; and
- Development and implementation of a Site Management Plan for long term management of remaining contamination.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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Next Steps: After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s):

- Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Site Description: The site is 0.74-acres and is bordered on the west by Center Boulevard (with the East River further to the west), on the south by a NYC public school still under construction, on the east by 2nd Street and on the north by 56th Avenue. It is currently a vacant, undeveloped lot that is unpaved and secured with a fence. The site has had industrial uses since at least the late 19th century including a sugar refinery in the early 1900s and a news publishing plant in operation from the mid-1970s until demolition in 2003. The site has remained vacant since.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241225) 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 semi-volatile organic compounds (SVOCs) and metals, which are present site-wide in soil and groundwater.

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 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

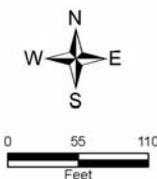
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

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Site Location



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



SITE MAP

HPS PARCEL F
Center Blvd. btwn 56th Ave and 57th Ave.,
Long Island City, NY
Site No. C241225



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