



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

HPS Parcel G

57-28 2<sup>nd</sup> Street  
Queens, NY 11101

SITE No. C241226

NYSDEC REGION 2

December 2020

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C241226/>  
and at these location(s):

### Queens Public Library – Hunters Point Branch

47-40 Center Blvd.  
Long Island City, NY 11109  
(718) 990-4150

### Queens Community Board 2

43-22 50<sup>th</sup> Street  
Woodside, NY 11377  
(718) 533-8773

*(\*Repositories are 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:

Christopher Allan, Project Manager  
NYSDEC Region 2  
Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4065  
[christopher.allan@dec.ny.gov](mailto:christopher.allan@dec.ny.gov)

## Project-Related Health Questions

Jacquelyn Nealon, Project Manager  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 11237  
(518) 402-7883  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

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

## 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 HPS Parcel G site ("site") located at 57-28 2<sup>nd</sup> Street, Long Island City, NY, 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 GO HPS LLC, GO HPS LIHTC LLC and South Point Housing Development Fund Corporation (collectively, the "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 FER, Notice of COC and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C241226/>.
- 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 and off-site disposal of soil and historic fill material exceeding the restricted residential use soil cleanup objectives (RRSCOs) to a minimum depth of 15 feet within the Track 2 remedial area (see Figure 2). The remainder of the site was subject to limited excavation, and a cover system was installed to achieve a Track 4 remedy. A total of approximately 11,000 tons of contaminated soil and historic fill material was removed from the site. Clean fill was brought in for subgrade structural requirements.
- Construction dewatering was required to enable deeper excavation and subgrade work. Groundwater from dewatering operations was treated prior to discharge to the municipal sewer system.
- A site cover system was constructed on the Track 4 portion of the site, which consists of a combination of the concrete building foundation and slab. Outdoor areas were covered with pavement, hardscaping or landscaping with a minimum of two feet of clean soil placed over a demarcation layer.
- Development of an SMP for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls; and (2) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

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**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 barrier.
- 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:

- 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 site is 0.45-acres and is located in the Hunter's Point section of Long Island City, NY, and is identified as Block 6 and Lot 20 on the New York City Tax Map. The site is bordered on the west by public open space and Newtown Creek, on the east by City Harvest parking lot and warehouse, and on the north by 2<sup>nd</sup> Street. Previously, the site was noted as a lumber yard and was then incorporated into the adjacent sugar refinery. The footprint of the site appears to have included an incinerator and ash pit related to sugar refinery operations. The refinery was demolished in 1962.

The northern portion of the site was developed with a New York Daily News publishing plant and associated parking from the mid-1970s through 2003 when the building was demolished. The site has remained vacant until the current redevelopment. The site is being redeveloped into a mixed residential and commercial use development.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241226) at:

<https://www.dec.ny.gov/cfmx/extapps/dereexternal/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](http://www.dec.ny.gov/chemical/61092.html)

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

## DECinfo Locator

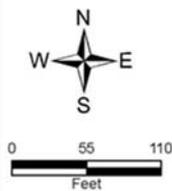
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location



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 G  
2nd Street, Long Island City, NY  
Site No. C241225



Department of  
Environmental  
Conservation