



**Department of
Environmental
Conservation**

FACT SHEET

Brownfield Cleanup Program

23-30 Borden Avenue Development
23-30 Borden Avenue
Long Island City, NY 11101

November 2021

SITE No. C241238
NYSDEC REGION 2

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C241238/>
and at these location(s):

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, New York 11377
(718) 533-8773
Qn02@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Javier Perez-Maldonado, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-8172
javier.perez-maldonado@dec.ny.gov

Project-Related Health Questions
Daniel Tucholski
NYSDOH
Bureau of Environmental Exposure
Investigation
Center for Environmental Health
Corning Tower, Rm 1787
Albany, NY 12237
(518) 486-7016
beci@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 to begin that will address contamination related to the 23-30 Borden Avenue Development site ("site") located at 23-30 Borden Avenue, Long Island City, NY. Please see the map for the site location. The cleanup activities will be performed by 23-30 Borden Owner LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241238/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in November 2021 and last approximately 9 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 and off-site disposal of targeted areas of on-site soil contamination which exceeds soil cleanup objectives (SCOs) for contaminants present in groundwater. Approximately 420 cubic yards of contaminated soil will be removed from the site;
- During excavation, any Underground Storage Tanks (USTs) and other possible sources of contamination will be removed;
- Clean fill meeting the requirements for applicable use will be brought in to backfill the excavation and/or establish the designed grades at the site;
- Installation of a site cover to allow for commercial use of the site in areas where the upper one foot of exposed soil exceeds the SCOs. The site cover will consist of new concrete building foundations, concrete and/or asphalt pavement, and/or one foot of clean soil;
- Dewatering portions of the site to allow excavation below the water table and treatment of the extracted groundwater;
- In-situ ("in-place") chemical treatment to treat chlorinated volatile organic compound (VOC) contamination in site groundwater;
- Removal of free phase petroleum through pumping and off-site disposal; and
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy.

BROWNFIELD CLEANUP PROGRAM

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

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 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, environmental easements) 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 located south of the intersection of Borden Avenue and 23rd Street in Long Island City, NY and is identified as Block 68 and Lot 38 on the NYC Tax map. The site consists of 203,325 square feet (4.67 acres) of vacant land. The site previously contained a two-story warehouse building and an asphalt paved parking lot. The building was demolished between 2020 and 2021. Historical operations at the site include a Long Island Rail Road (LIRR) switch yard between the years 1898 and 1950. Additionally, coal gas associated structures were identified on the northern portion of the site that were used between the years 1898 and 1928. The proposed site redevelopment will include six-story industrial building with loading docks, structured parking landing and storage. Based upon investigations, the subsurface soils and/or groundwater are contaminated with volatile organic compounds (VOCs), semi-volatile organic

compounds (SVOCs), metals, and per- and polyfluoroalkyl substances (PFAS).

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241238) at:

<https://www.dec.ny.gov/cfm/external/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 include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the SCOs 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

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

