



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

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

### Where to Find Information:

Access project documents through the DECinfo Locator and at these locations:

<https://extapps.dec.ny.gov/data/DecDocs/C241238/>

#### Sunnyside Branch Queens Library

43-06 Greenpoint Avenue  
Long Island City, NY 11104  
(718) 784-3033

#### Queens Community Board 2

43-22 50th Street, Room 2B  
Woodside, New York 11377  
(718) 533-8773  
[qn02@cb.nyc.gov](mailto:qn02@cb.nyc.gov)

### Who to Contact:

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

#### Project-Related Questions

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#### Project-Related Health Questions

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Bureau of Environmental Exposure Investigation  
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### For more information about New York's Brownfield Cleanup Program, visit:

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

December 2024

SITE No. C241238  
NYSDEC REGION 2

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 23-30 Borden Avenue Development site ("site") located at 23-30 Borden Avenue, Long Island City, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 23-30 Borden Owner LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241238/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 2,900 cubic yards of grossly contaminated soil, 360 cubic yards of hazardous lead-impacted soil, and about 13,000 cubic yards of contaminated historic fill material exceeding the Protection of Groundwater and/or Restricted Commercial Use soil cleanup objectives, the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- In-Situ (in-place) Chemical Oxidation - This is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater. A chemical oxidant was injected into groundwater in the southern portion of the site.
- Removal of free phase petroleum through pumping, and off-site disposal.
- Vapor Barrier - A vapor barrier was installed in the building to protect against soil vapor intrusion.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.

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- 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 (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

**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 New York City Tax map. The site is a parcel 4.68 acres in size and is currently being redeveloped. 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 site is being redeveloped into six-story industrial building with loading docks, structured parking landing and storage.

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

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***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.***

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

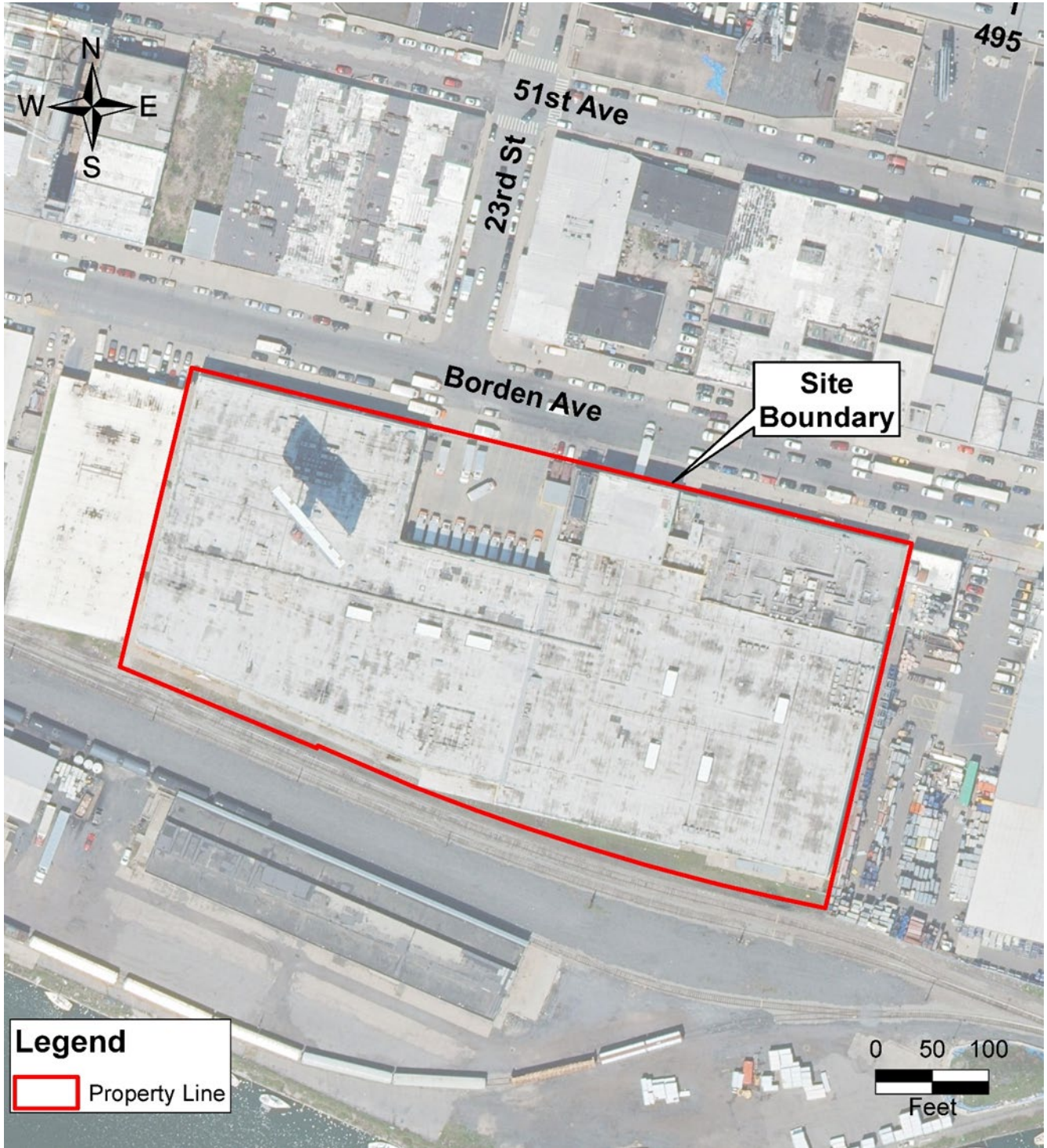
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location







## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Javier Perez-Maldonado, 518-402-8172, and Javier.perez-maldonado@dec.ny.gov**