



Department of
Environmental
Conservation

Where to Find Information

(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)

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241241/>
and at these location(s):

Document Repository Name

Queens Library at Long Island City
37-44 21st Street
Long Island City, NY 11101
(718) 752-3700

Queens Community Board 1
45-02 Ditmars Boulevard, LL Suite 125
Astoria, NY 11105
Tel: 718-626-1021
Email: qn01@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Ruth Curley, Project Manager
NYSDEC
625 Broadway
Albany NY 12223-7016
Tel:(518) 402-9480
Email: ruth.curley@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany NY 12237
(518) 402-7877
beci@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

27-09 40th Avenue

27-03 and 27-09/27-11 40th
Ave. and 39-44 28th St.
Long Island City, NY 11101

SITE No. C241241

NYSDEC REGION 2

June 2021

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 27-09 40th Avenue site ("site") located at 27-03 and 27-09/27-11 40th Avenue and 39-44 28th Street, Long Island City, NY. Please see the map for the site location. The cleanup activities will be performed by 40th Ave Dutch Kills Realty LLC ("applicant") 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/C241241/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in June 2021 and last approximately six 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 contaminated soil to a depth of approximately 4 feet below surface grade across the majority of the site, and to a depth of up to 36 feet below surface grade in the eastern portion of the site, where deeper "hot spot" areas were identified. In the "hot spot" areas, a reactive iron material will be added at the bottom of the excavation to degrade any remaining groundwater contamination;
- Treatment of groundwater by installation of a subsurface permeable reactive barrier in select areas on the site. The barrier is created by injection of activated carbon with reactive iron, which will degrade groundwater contaminants, resulting in non-hazardous compounds. The extent of the barriers will be determined during design and may include the downgradient site boundary. Localized treatment of groundwater on-site, by injecting chemicals to degrade contaminants will also part of the design;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;

BROWNFIELD CLEANUP PROGRAM

- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Installing a soil vapor extraction (SVE) system and a sub-slab depressurization system to prevent migration of vapors into the building from the soil and/or groundwater.
- Developing a Site Management Plan that requires monitoring of the groundwater treatment and soil vapor extraction system and placing an environmental easement on the site to ensure the site management plan is implemented.

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 Final Engineering Report (FER). NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. 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 Final Engineering Report (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 Certificate of Completion.

Site Description: The 27-09 40th Avenue site is in Long Island City, NY and consists of three separate, contiguous parcels with addresses of 27-03 40th Avenue, 27-09 and 27-11 40th Avenue, and 39-44 28th Street. The three lots total 0.4 acres. The most recent uses of the three parcels were as an

autobody shop, a dry-cleaning facility, and a machine shop. The buildings were demolished in March 2020. Upon completion of remediation, the site will be redeveloped with a residential apartment building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241241) at:

<https://www.dec.ny.gov/cfm/external/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 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

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

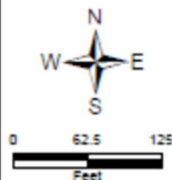
DECinfo Locator

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



A north arrow with 'N', 'S', 'E', and 'W' directions. Below it is a scale bar with markings at 0, 62.5, and 125 feet.

Site Location Map

27-09 40th Avenue
Long Island City, Queens
Site No. C241241