

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

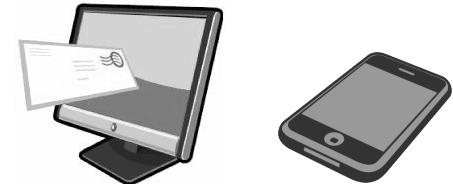
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

27-09 40th Avenue

Brownfield Cleanup Program
Site No. C241241
Long Island City, Queens County



Department of
Environmental
Conservation

January 2026

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 27-09 40th Avenue site ("site") located at 27-03 and 27-09/27-11 40th Ave and 39-44 28th St Ave in Long Island City, Queens County, 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 40th Ave Dutch Kills Realty LLC ("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 approved FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241241/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Completion of the Project

The following activities have been completed to achieve the cleanup action objectives:

- Excavation - Excavation and off-site disposal of about 15,400 tons of contaminated soil and fill material. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Soil vapor extraction (SVE) - SVE is a technology used to treat residual volatile organic compounds (VOCs) in the soil. VOCs removed from the subsurface were captured within extraction wells and treated before discharge to the atmosphere.
- Sub slab depressurization system (SSDS) – An SSDS is an engineering control to mitigate the risk of contaminant vapor intrusion into the indoor air of the building on-site.
- Development of a Site Management Plan (SMP) for long-term management of remaining 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.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been 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:

- Sub slab depressurization system (SSDS)
- Soil vapor extraction (SVE)

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant 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 27-09 40th Avenue Site is in Long Island City, Queens County. The site is identified as Block 397 and Lot 35 and is 0.403 acres. It is bounded by a three-story residential building with automobile garage to the north, 40th Avenue to the south, 28th Street to the east, and a three-story residential building to the west

The property was cleaned up to unrestricted use soil standards. The site has been developed with a mixed-use building including retail space, offices, and apartments.

Historic dry-cleaning operations conducted on and near the site resulted in chlorinated solvents contamination, including trichloroethylene ("TCE"), tetrachloroethylene ("PCE"), and breakdown products of these compounds, which have been cleaned up and will continue to be monitored under the Brownfield Cleanup Program.

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://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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 DEC 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>

Stay Informed with DEC Delivers

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.

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>

CONTACT INFORMATION

Project-Related Questions

Sydney Sobol, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway, Albany
p: (518) 402-4799
sydney.sobol@dec.ny.gov

Project-Related Health Questions

John Robinson
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza – Corning Tower Room #1787, Albany
p: (518) 402-7881
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C241241/>

Queens Library at Long Island City

37-44 21st Street
Long Island City, NY 11101

Queens Community Board 1

45-02 Ditmars Boulevard
LL Suite 1025
Astoria, NY 11105

Site Location





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

English	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
Русский Russian	Чтобы запросить перевод этого документа на предпочтаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
אידיש Yiddish	צָו פָּאָרְלָאָנְגָּעָן צָו הָאָבָּן דִּי דָּאָקּוּמָנָּט אַיְבָּרְגָּעָזָעָצָט אַיְנָ אַיְיָרָ שְׁפָרָאָךְ, בִּיטָּע פָּאָרְבִּינְדָּט זִיךְ מִיטְ דִּי מַעַנְטָשְׁ אַנְגָּעְוִיָּן אָוָנְטָן. מַעַן דָּאָרָף נִישְׁטְ צָאָלָן פָּאָרָן אַיְבָּרְטִיְּתְשָׁן
বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে নীচে উল্লিখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
한국어 Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
العربية Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجاناً ودون تكلفة.
Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest opłacalne.
Français French	Veuillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔