

(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:

www.dec.ny.gov/chemical/61092.html

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.



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C241244/>
and at these location(s):
(*Repositories may have limited availability due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance)

Queens Library at Broadway

40-20 Broadway
Astoria, NY 11103
Phone: (718) 721-2462

Queens Community Board 1

45-02 Ditmars Boulevard #125
Astoria, NY 11105
Attn: Florence Koulouris, District Manager
Phone: (718) 626-1021
Qn01@cb.nyc.gov

[Key project documents and project summary also are available on the NYSDEC website at:
www.dec.ny.gov/chemical/37750.html]

Who to Contact

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

Project-Related Questions

Meghan Medwid, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
(518) 402-8610
meghan.medwid@dec.ny.gov

Project-Related Health Questions

Sally Rushford
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-5465
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

22-60 46th Street
22-60 46th Street
Astoria, NY 11105

November 2021

SITE No. C241244
NYSDEC REGION 2

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 22-60 46th Street site ("site") located at 22-60 46th Street, Astoria, New York. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the soil vapor; and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has redeveloped the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **November 3 through December 18, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241244/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of approximately 16,700 cubic yards of contaminated soil up to 15 feet below surface grade;
- Removal and off-site disposal of underground storage tanks (USTs), fill ports and vents and any associated grossly contaminated soil, if encountered;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;

BROWNFIELD CLEANUP PROGRAM

- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt, or concrete) to address contamination remaining above restricted residential/commercial/industrial use soil cleanup objectives;
- Importation of clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Investigation of off-site areas for potential soil vapor intrusion to the east, south, and west of the site.
- Implementation of a Health and Safety Program (HASP) during all site activities;
- Implementation of a Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by MD45 Developers LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is located in Astoria, Queens. The site is 0.698-acres and is Block 769, Lots 25 and 42 on the New York City Tax Map. The site is developed with two slab-on-grade, one-story warehouses. The site is bounded to the north by a parking-garage followed by a residential building, to the east by 46th Street, followed by residential buildings, to the south by residential buildings, and to the west by 45th Street followed by a commercial building and warehouses. The site was undeveloped until the 1960s; since the late 1960s,

the site has been used for industrial and commercial uses. Electronics, knitting, and unspecified manufacturing occurred on-site. The site was rezoned from manufacturing to residential with a commercial overlay. The site is to be redeveloped as an apartment building with commercial and community spaces. Limited redevelopment is occurring in the neighborhood.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241244) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs), pesticides, metals, and Perfluorooctanoic Acid (PFOA) which are present in soil throughout the site, Chlorinated volatile organic compounds (CVOCs), metals, and pesticides are present above groundwater standards in groundwater. Chlorinated solvent- and petroleum-related volatile organic compounds are present in soil vapor.

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 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

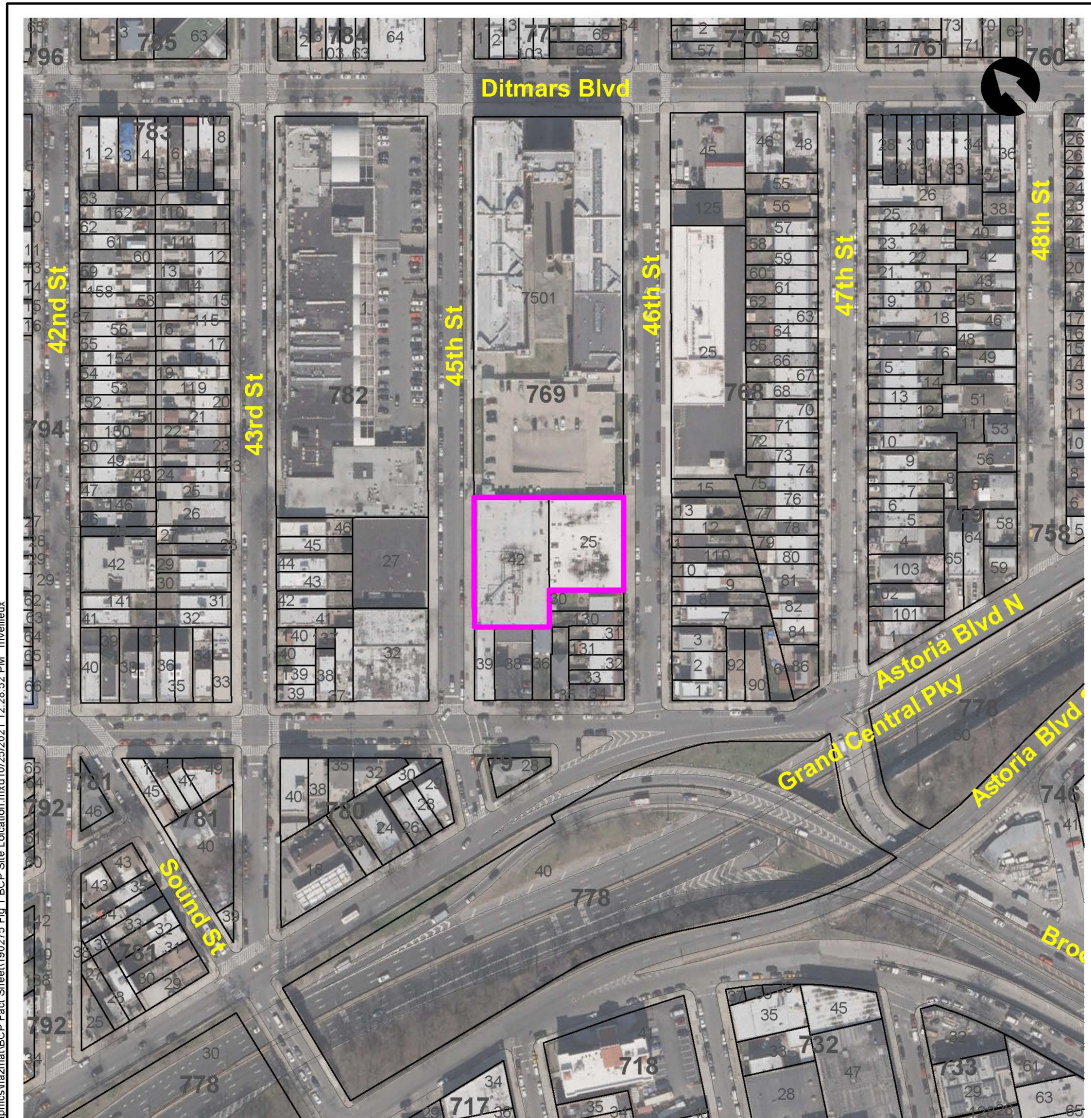
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



LEGEND

- BCP SITE LOCATION
- 25 LOT BOUNDARY AND TAX LOT NUMBER
- 769** BLOCK NUMBER

Map Source:
NYC DCP (NYC Dept. of City Planning) GIS database

Aerial Source:
2020 New York State ITS GIS Orthoimagery



440 Park Avenue South, New York, NY 10016

22-60 46th Street
Queens, New York

SITE LOCATION

DATE
10/25/2021

PROJECT NO.
190275

FIGURE
1