



**Department of  
Environmental  
Conservation**

# FACT SHEET

## Brownfield Cleanup Program

**Newtown Creek Bud Site -  
North Block  
2-10 54<sup>th</sup> Avenue  
Long Island City, NY 11101**

**SITE No. C241248**

**NYSDEC REGION 2**

**January 2022**

### Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241248/>

and at these location(s):

#### **Queens Public Library at Hunters Point**

47-40 Center Boulevard  
Long Island City, NY 11101  
(718) 990-4150

#### **Queens Community Board 2**

43-22 50<sup>th</sup> Street, Suite 2B  
Woodside, NY 11377  
(718) 533-8773

[Qn02@cb.nyc.gov](mailto:Qn02@cb.nyc.gov)

*\*Repositories may be temporarily  
unavailable due to COVID-19 precautions.  
If you cannot access the online repository,  
please contact the NYSDEC project  
manager listed below for assistance.*

### Who to Contact

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

#### **Project-Related Questions**

Christopher Allan, Project Manager  
NYSDEC Region 2 Office  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4065  
[christopher.allan@dec.ny.gov](mailto:christopher.allan@dec.ny.gov)

#### **Project-Related Health Questions**

Shaun J. Surani  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7866  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

**For more information about New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Newtown Creek Bud Site – North Block project (the “site”) located at 2-10 54<sup>th</sup> Avenue, Long Island City, NY. Please see the map for the site location. The cleanup activities will be performed by Bud North LLC (“applicant”) 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/C241248/>.
- The documents also are available at the location(s) identified at left under “Where to Find Information.”

Remedial activities are expected to begin in February 2022 and last approximately a year.

**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 of and appropriate off-site disposal of soil/fill exceeding restricted residential Soil Cleanup Objectives (SCOs) to a depth of approximately 2 feet below grade across the site, plus deeper excavations to approximately 11 feet below grade in the south-central area of the site to remove petroleum impacted soil;
- Implementation of localized dewatering in accordance with all federal, state, and local regulations, as necessary, to enable the remedial excavation activities.
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill and/or cover system material;
- Placement of a cover system, including a demarcation layer;
- Implementation of a groundwater treatment program to address dissolved-phase petroleum contamination;
- Installation of a soil vapor extraction (SVE) system to remediate contamination in portions of the site where elevated levels of Freon were identified in soil vapor.
- Installation of a vapor mitigation system consisting of a vapor barrier and an active sub-slab depressurization system (SSDS) beneath the proposed new building to prevent vapor intrusion;

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- Implementation of a Health and Safety Plan (HASP) and 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 (engineering controls); and
- Recording of an Environmental Easement to ensure proper use of the site and implementation of the SMP.

**Next Steps:** After the applicant 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. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant 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, 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 approximately 130,915-square-foot Site is currently vacant, but recently consisted of two buildings originally constructed around 1940, which were demolished in 2021, and an asphalt-paved parking lot. The former Site buildings were most recently occupied by three commercial businesses (Electro-Harmonix Corporation, NBC Studios, and New York Mart Group, Inc.). The Site is bounded to the north by 54<sup>th</sup> Avenue, to the west by 2<sup>nd</sup> Street, to the south by the Newtown Creek Bud Site – South Block property, and to the east by a van and bus rental facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the site ID, C241248) at:

<https://www.dec.ny.gov/cfm/externalapps/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 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>

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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:

[www.dec.ny.gov/chemical/61092.html](https://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>

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## Site Location

