

(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 and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C241248/>

Queens Public Library at Hunters Point
47-40 Center Boulevard
Long Island City, NY 11109
(718) 707-9944

Queens Community Board District 2
43-22 50th Street, Suite 2B
Woodside, NY 11377
(718) 533-8773
Qn02@cb.nyc.gov

Who to Contact:

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

Project-Related Questions
Christopher Allan, Project Manager
NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
christopher.allan@dec.ny.gov

Project-Related Health Questions
Shaun J. Surani
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-1338
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

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

November 2023

SITE No. C241248
NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Newtown Creek Bud Site – North Block project (the “site”) located at 2-10 54th 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 Bud North, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft 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://www.dec.ny.gov/data/DecDocs/C241248/>.
- The documents also are available at the location(s) 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 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 two areas of the site to remove underground storage tanks and 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 and to document remaining site conditions;
- 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 permanent groundwater monitoring wells to monitor the effectiveness of the remedy
- 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.

BROWNFIELD CLEANUP PROGRAM

- Installation of an active sub-slab depressurization system (SSDS) beneath the new building to prevent vapor intrusion and mitigate potential exposures to any remaining contaminants in soil vapor;
- 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: 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(s) would be able to continue redeveloping the site after receiving a COC. In addition, the applicant(s) 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 approximately 130,915-square-foot site is currently an active construction site, but previously consisted of two buildings originally constructed around 1940 that were demolished in 2021, and an asphalt-paved parking lot. The site is bounded to the north by 54th Avenue, to the west by 2nd Street, to the south by the Newtown Creek Bud Site – South Block property, and to the east by a van and bus rental facility.

Once redevelopment is completed, the site will comprise two new residential towers on a raised residential platform with one story of commercial spaces at ground level. A portion of the residences will be designated as affordable housing. The exterior portions of the site include a private roadway (referred to as Malt Drive), walkways, and landscaped areas. Remediation of the site, which was completed during redevelopment, achieved Track 4 restricted residential use SCOs.

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/xtapps/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 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

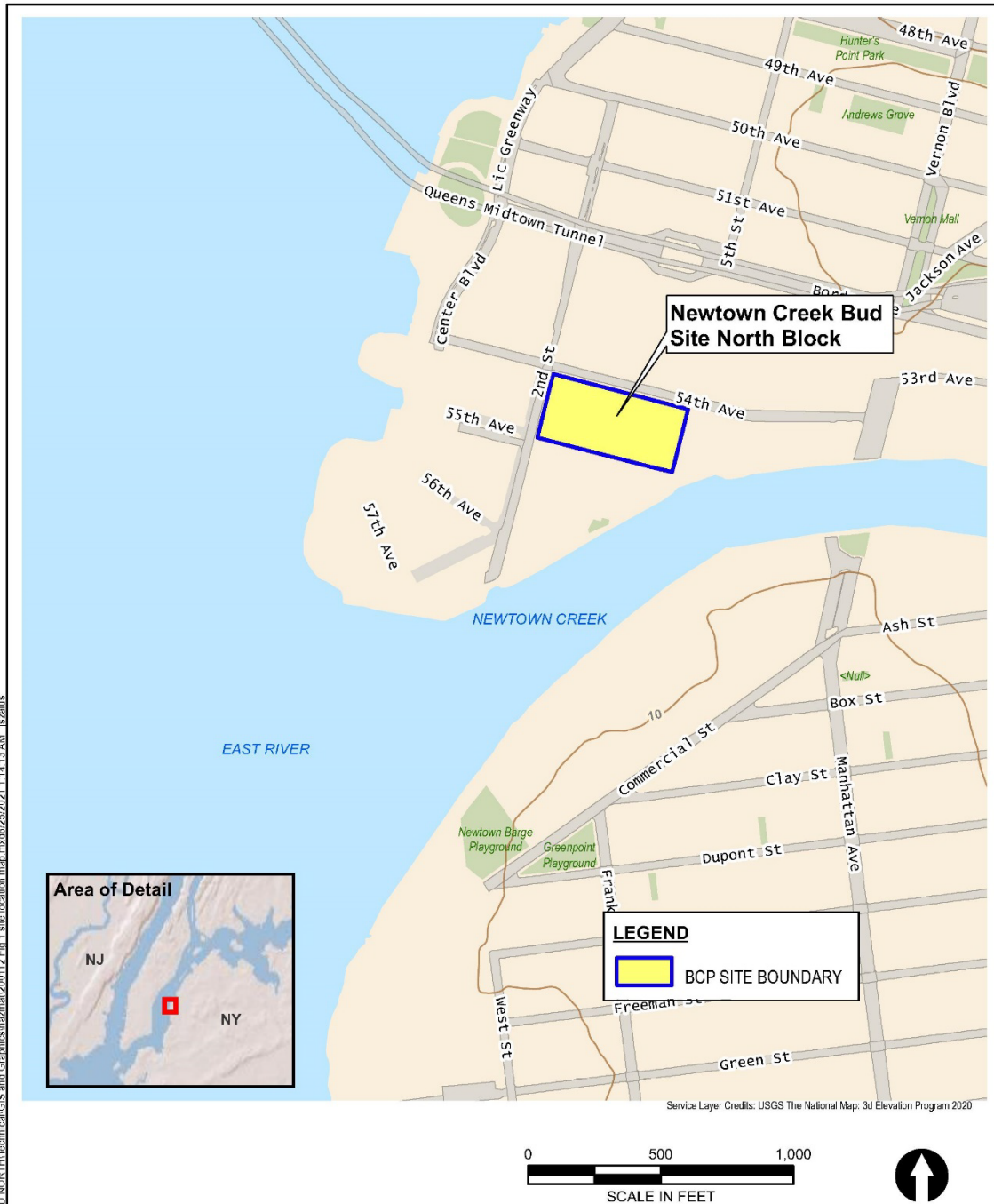
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



©2024 AKRF - W:\Projects\200112 - BUD NORTH\Technical\GIS and Graphics\Map\200112_Fig 1 site location map.mxd/25/2021 11:14:13 AM iszells



440 Park Avenue South, New York, NY 10016

Newtown Creek Bud Site - North Block
2-21 Malt Drive - Long Island City, New York

BCP SITE LOCATION

DATE
8/25/2021

PROJECT NO.
200112

FIGURE
1



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

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	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。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	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: Christopher Allan, (718) 482-4065, christopher.allan@dec.ny.gov