



**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 Hunter's Point

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

Queens Community Board 2

Debra Markell Kleinert, District Manager

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

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Long Island City, NY 11101

(718) 482-4065

christopher.allan@dec.ny.gov

Project-Related Health Questions

Shaun J. Surani

NYSDOH

Empire State Plaza

Corning Tower Room 1787

Albany, NY 12237

(518) 402-7860

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

January 2024

**Newtown Creek Bud Site –
North Block
2-21 Malt Drive
Long Island City, NY 11101**

**SITE No. C241248
NYSDEC REGION 2**

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 Newtown Creek Bud North Site – North Block site ("site") located at 2-21 Malt Drive in Long Island City, Queens County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Bud North 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 FER, Notice of COC, 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."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of soil 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;
- Collection and analysis of post remedial soil samples to evaluate the effectiveness of the remedy and to document remaining site conditions;
- Importation of clean material that meets the established SCOs for use as backfill and/or cover system material;
- Implementation of a groundwater treatment and monitoring program to address petroleum contamination in the petroleum source area;
- Installation of permanent groundwater monitoring wells to monitor the effectiveness of the remedy;
- Installation of a soil vapor extraction system to remediate contamination in portions of the site where elevated levels of Freon were identified in soil vapor;
- Installation of an active sub-slab depressurization system beneath the new building to prevent soil vapor intrusion and mitigate potential exposures to any remaining contaminants in soil vapor;
- Placement of a site cover system consisting of the site building and the surrounding pavement underlain by approved clean backfill material and a demarcation layer;

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls; (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be 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 for Restricted Residential Use
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Subslab Depressurization System (SSDS)
- Soil Vapor Extraction (SVE) System

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 approximately 130,915-square-foot site is identified as Section 1, Block 11, Lot 1 on the New York City Tax Map. The site is surrounded by commercial and industrial properties to the north and east, mixed-use

commercial and residential properties and a New York City public school to the west, and a multi-story mixed use commercial and residential building that is currently under construction to the south. The site had a long history of industrial and commercial operations including sugar refinery, stone yard and granite company, lumber yard, carton manufacturing, and food and beverage distribution.

The site was remediated to Track 4 to achieve Restricted Residential Use with site-specific soil cleanup objectives. Site redevelopment is currently underway, which will include a multi-story mixed use commercial and residential building that includes affordable housing units.

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/dereexternal/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

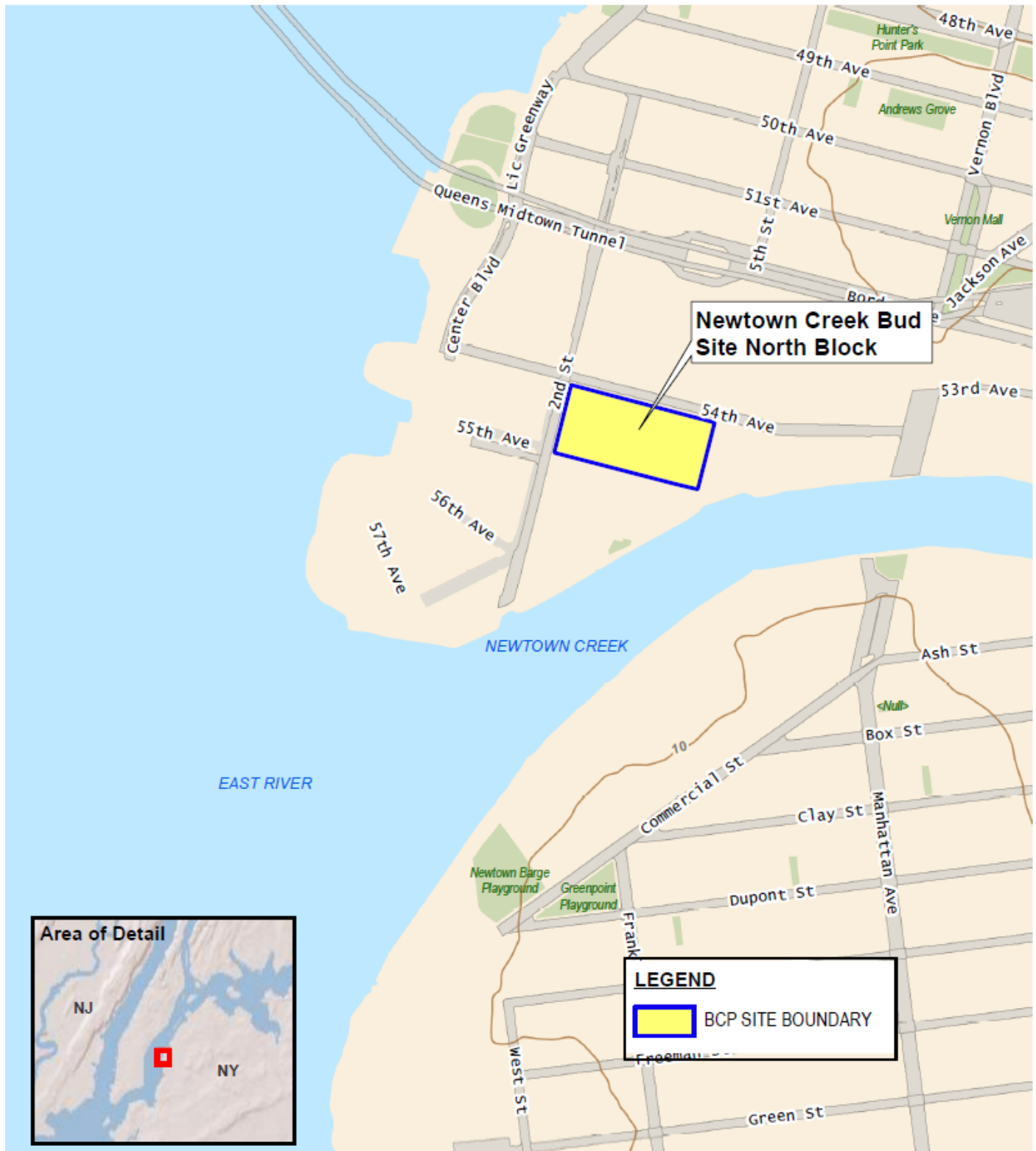
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





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.
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Contact: Christopher Allan, (718) 482-4065, christopher.allan@dec.ny.gov