



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

29-05 38th Avenue Site

29-05 38th Avenue
Long Island City, NY 11101

September 2021

SITE No. C241250

NYSDEC REGION 2

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C241250>
and at these location(s):

Queens Library of Long Island City
37-44 21st Street
Long Island City, NY 11101
(718) 752-3700

Queens Community Board 1
45-02 Ditmars Boulevard, LL Suite 125
Astoria, NY 11105
(718) 626-1021
Qn01@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Steve Walsh, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
518-402-9824
steven.walsh@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

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 29-05 38th Avenue Site site ("site") located at 29-05 38th Avenue, Long Island City, NY. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by FH 2BRO Builder Corp. ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **September 22 through October 22, 2021**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241250>.
- 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected semi-volatile organic compounds (SVOCs) and metals in soils, and volatile organic compounds (VOCs) groundwater on-site.

Key components of the investigation work include:

- Drilling and sampling four soil borings to identify possible on-site sources of contamination;
- Installing and sampling five soil vapor probes; and
- Installing and sampling eleven groundwater monitoring well clusters to monitor impacts from areas of concern.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. | NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

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After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description: The site is 0.24-acres and is bordered on the west by Old Ridge Road, on the south by 38th Avenue, and on the north by a mixed-use building under construction. It is currently developed with one, one -story and one, two-story residential buildings. Past uses of the site include a warehouse used for carpet cleaning (1936-2006) and automotive repair and gas filling station. The warehouse and automotive repair buildings have been demolished.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224250) 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:

<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

