



Department of  
Environmental  
Conservation

## 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 21<sup>st</sup> 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](mailto:Qn01@cb.nyc.gov)

## Who to Contact

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

**Project-Related Questions**  
Javier Perez-Maldonado, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
518-402-8172  
[javier.perez-maldonado@dec.ny.gov](mailto:javier.perez-maldonado@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](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)

# FACT SHEET

## Brownfield Cleanup Program

29-05 38th Avenue Site

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

**SITE No. C241250**

**NYSDEC REGION 2**

**March 2023**

## 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 29-05 38th Avenue Site ("site") located at 29-05 38th Avenue, Long Island City, NY. Please see the map for the site location.

**Remedial Investigation Report:** The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contaminant that was found. The RIR was submitted by FH 2BRO Builder Corp. (the "applicant").

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **March 22, 2023 through May 8, 2023.**

- Access the RAWP 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.

**Draft Remedial Work Plan:** The proposed Unrestricted Use remedy consists of:

- Removal and disposal of any underground storage tanks (UST) if encountered;
- Excavation and off-site disposal of approximately 1,600 cubic yards of contaminated soil to about 15 feet below ground surface in the center of the site, and to about 5 feet in the southeastern portion of the site;
- Treatment of contaminated groundwater through injection of chemical oxidants;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Implementation of a Health and Safety Plan (HASp) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

# BROWNFIELD CLEANUP PROGRAM

- Completion of a soil vapor intrusion assessment in all areas of the basement level of the building following construction and prior to occupancy, to determine the need for activation of the sub-slab depressurization system;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by the applicant after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

**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 applicants 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 0.24-acres and is bordered on the west by Old Ridge Road, on the south by 38th Ave, and on the north by a mixed-use building. It is currently fully fenced in with no structures. Past uses of the site include a warehouse used for carpet cleaning (1936-2006), automotive repair, gas filling station, and single family residences.

The proposed site redevelopment will include seven-story mixed-use building with a ventilated basement parking garage.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241250) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are chlorinated volatile organic compounds (CVOCs), which are present site-wide in groundwater and soil vapor. Based on the site's previous uses as a carpet cleaner and automotive repair facility, the source is likely from historic discharges from machinery or storage tanks.

**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:

<http://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](http://www.dec.ny.gov/chemical/61092.html)

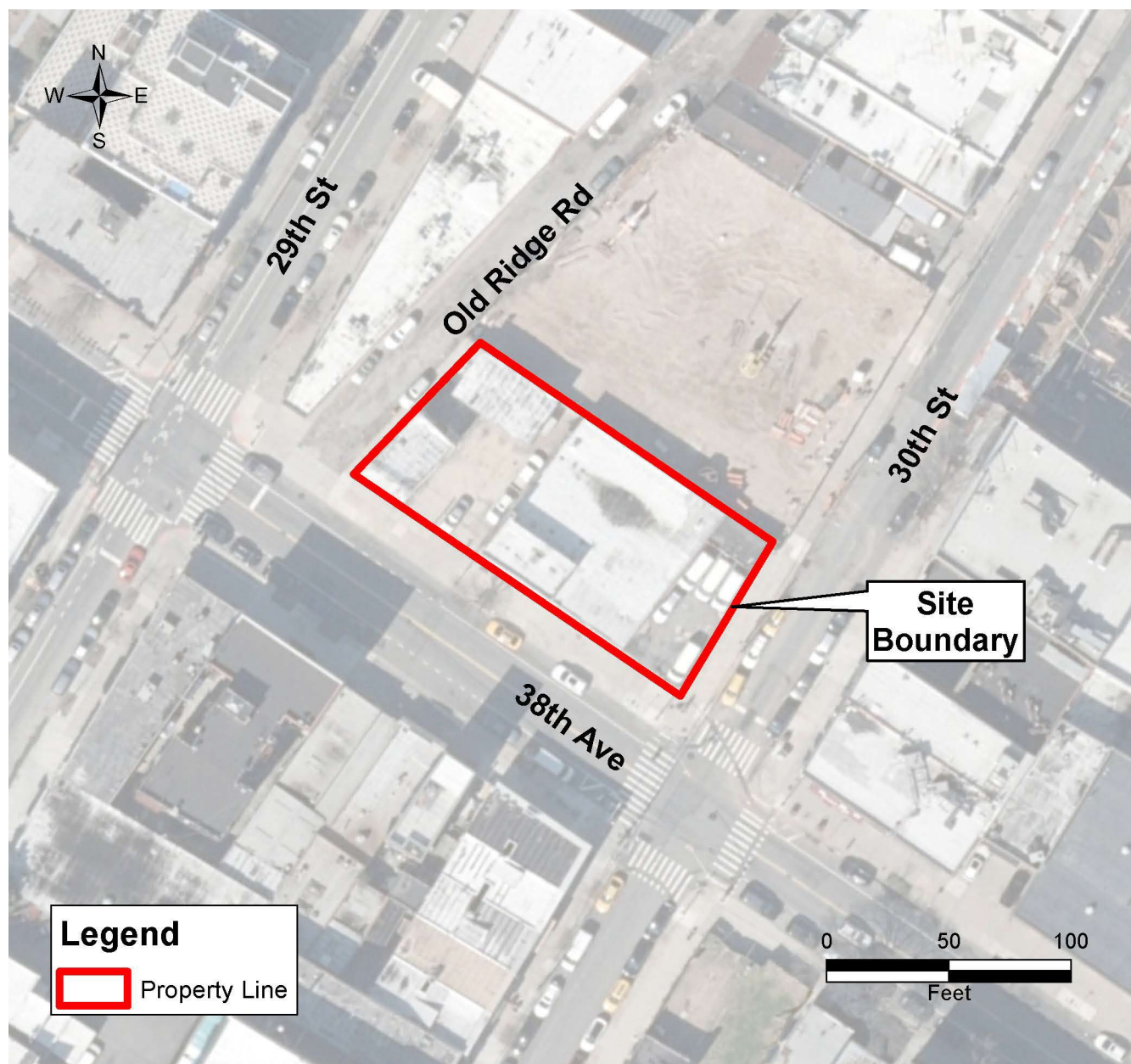
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

Site Location Map





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	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。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
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<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	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: Javier Perez-Maldonado, phone: (518) 402-8172, email: [javier.perez-maldonado@dec.ny.gov](mailto:javier.perez-maldonado@dec.ny.gov)**