



**Department of
Environmental
Conservation**

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

June 2023

Where to Find Information:

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

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 1025
Astoria, NY 11105
(718) 626-1021
qn01@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

Javier Perez-Maldonado, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
518-402-8172
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

For more information about New York's
Brownfield Cleanup Program, visit:
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 29-05 38th Avenue Site ("site") located at 29-05 38th Avenue, Long Island City, NY. Please see the map for the site location. The cleanup activities will be performed by FH 2BRO Builder Corp. ("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/C241250/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Remedial activities are expected to begin in June 2023 and last about 7 months.

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 and off-site disposal of approximately 2,170 cubic yards of contaminated soil to about 15 feet below ground surface (bgs) in the center of the site, and to about 5 feet bgs in the southeastern portion of the site;
- During excavation, any Underground Storage Tanks and other possible sources of contamination will be removed;
- Treatment of contaminated groundwater through injection of chemical oxidants;
- Installation of a soil vapor extraction system to remove volatile organic compounds from the subsurface and mitigate the migration of vapor into the planned building;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy; and
- Importing clean soil that meets the established Soil Cleanup Objectives (SCOs) for use as backfill.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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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, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

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.

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:

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

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

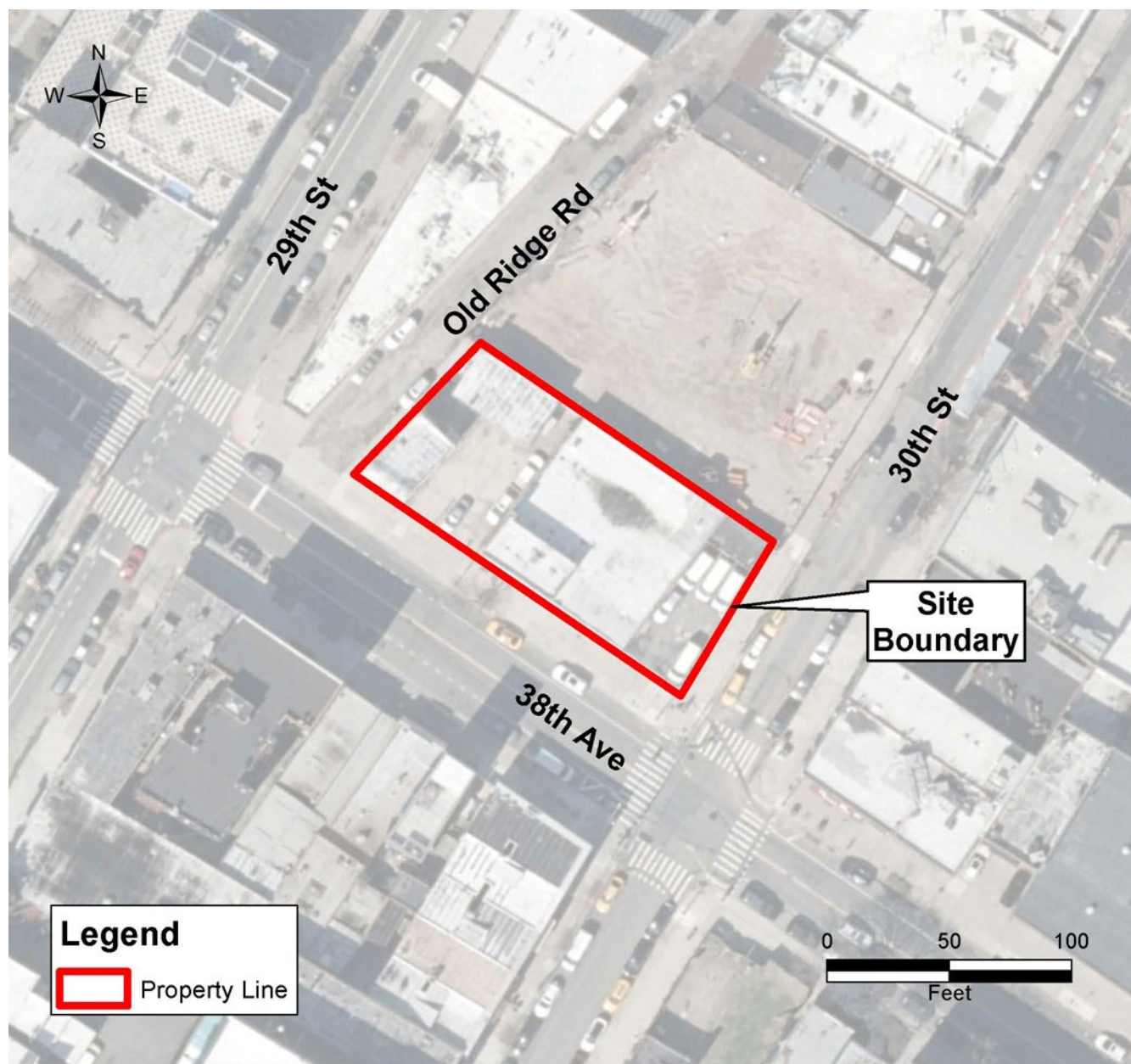
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

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Site Location





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Contact: Javier Perez-Maldonado, (518) 402-8172, javier.perez-maldonado@dec.ny.gov