

29-05 38th Avenue Site

Brownfield Cleanup Program

Site No. C241250

Long Island City, New York



Department of
Environmental
Conservation

September 2025

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 29-05 38th Avenue Site ("site") located at 29-05 38th 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 FH 2BRO Builder Corp. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a proposed 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 the approved RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241250/>.
- Documents also are available at the location(s) identified 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 - Excavation and off-site disposal of about 2,200 cubic yards of contaminated historic fill material exceeding the Unrestricted Use soil cleanup objectives, the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- In-Situ (in-place) Chemical Oxidation - This is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater. A chemical oxidant was injected into groundwater in the southwestern portion of the site.
- Soil vapor extraction (SVE) - SVE is a technology used to treat residual VOCs in the soil. VOCs removed from the subsurface were captured within extraction wells and treated before discharge to the atmosphere.
- Vapor Barrier - A vapor barrier was installed under the new structure to protect against soil vapor intrusion.
- Development of a Site Management Plan for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure 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 redevelop 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 site is located at 29-05 38th Avenue in Long Island City, NY and is identified as Block 371, Lot 38 on the New York City Tax Map. The site is a parcel 0.24 acres in size 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. Historic site use has included a warehouse used for carpet cleaning (1936-2006), automotive repair, gas filling station, and single-family residences.

The site is being redeveloped into seven-story mixed-use building.

Prior to remediation, the primary contaminants of concern included volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil and VOCs in groundwater and soil vapor. Remedial actions thus far have successfully achieved soil cleanup objectives for unrestricted use. Remaining soil vapor and groundwater contamination will be addressed in the SMP.

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://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C241250/>

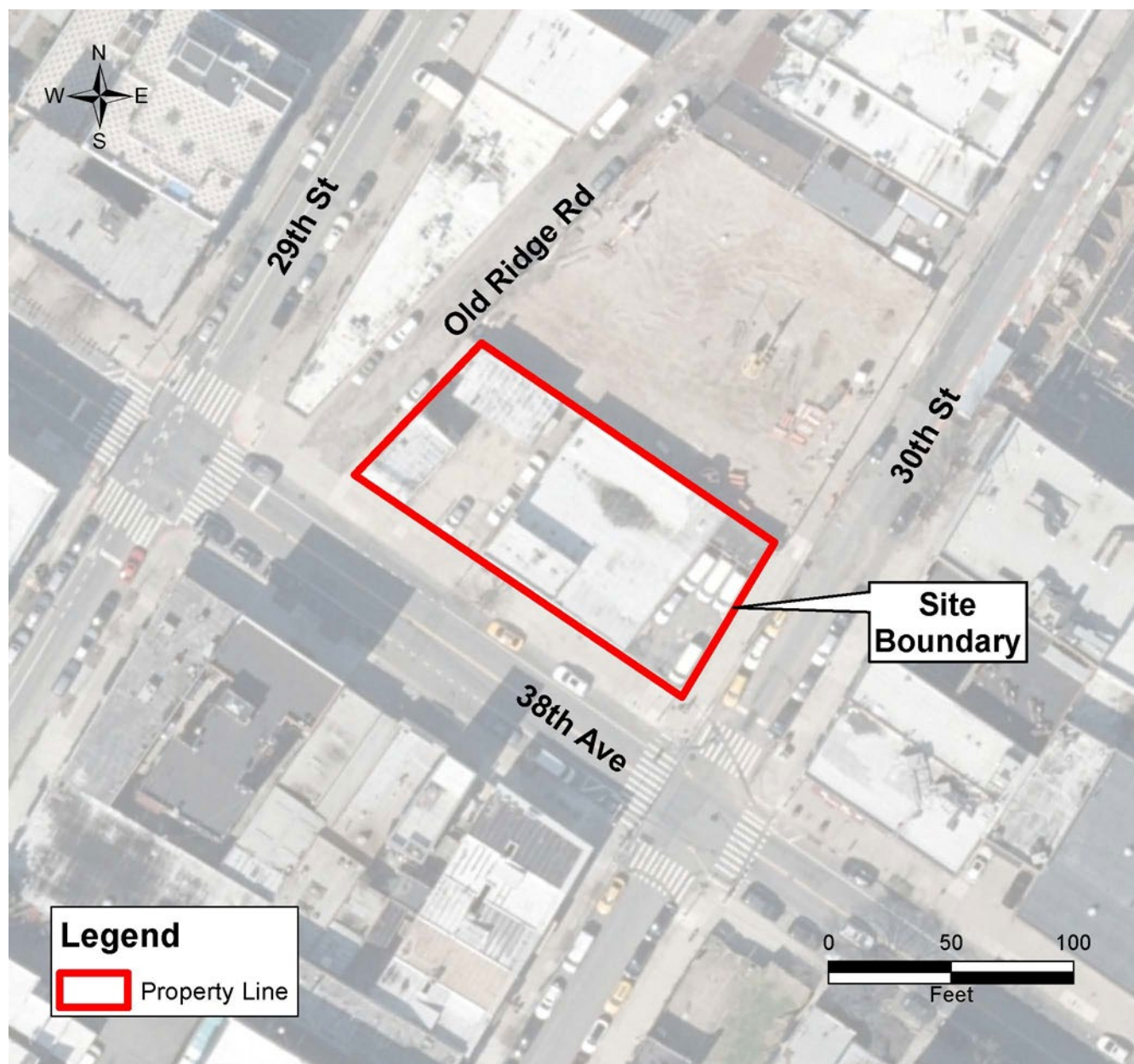
Queens Library of Long Island City

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

Queens Community Board 1

45-02 Ditmars Boulevard
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Astoria, NY 11105
(718) 626-1021
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Site Location





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