



# FACT SHEET

Brownfield Cleanup Program

Former FO Pierce Company  
2-33 50<sup>th</sup> Avenue  
Long Island City, NY 11101

**SITE No. C241251**

**NYSDEC REGION 2**

**June 2022**

## Where to Find Information:

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241251/>

and at these location(s):

### Queens Public Library - Central

89-11 Merrick Avenue  
Jamaica, NY 11432  
(718) 990-0700

### Queens Public Library - LIC

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

### Queens Community Board 2

43-22 50<sup>th</sup> 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

Dan McNally, Project Manager  
NYSDEC  
625 Broadway, Albany, NY 12233  
(518) 402-9143  
[daniel.mcnally@dec.ny.gov](mailto:daniel.mcnally@dec.ny.gov)

### Project-Related Health Questions

Harolyn Hood  
NYSDOH  
Empire State Plaza, Corning Tower  
Albany, NY 12237  
(518) 473-4780  
[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)

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Former FO Pierce Company Site ("site") located at 2-33 50<sup>th</sup> Avenue, Long Island City, NY. Please see the map for the site location. The cleanup activities will be performed by 50<sup>th</sup> & 5<sup>th</sup> LIC LLC ("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/C241251/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in June 2022 and last about 6 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 a total of approximately 20,800 cubic yards of soil exceeding the unrestricted use and/or restricted residential soil cleanup objectives (SCOs) from approximately 4 to 13 feet below grade;
- Installation and operation of support of excavation and dewatering systems to facilitate the remedial excavation;
- Collection of post-excavation soil samples to confirm removal of all contaminated fill material exceeding applicable SCOs;
- Importing clean material that meets the established SCOs for use as backfill and establish design grades;
- Installation of a site cover consisting of the proposed building's concrete foundation slab and gravel over the Track 4 portion of the site to allow for restricted residential use;
- Completion of a soil vapor intrusion (SVI) evaluation and implementing actions to address inhalation exposures from SVI, if needed;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a long-term institutional control in the form of an Environmental Easement;
- Establishment of a Site Management Plan (SMP) to ensure long-term management of the engineering and institutional controls, including the performance of periodic inspections and certification that the controls are performing as they were intended; and

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**Next Steps:** After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) to document the remedial actions implemented 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(s) 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 located at 2-33 50<sup>th</sup> Avenue in Long Island City and is identified as Block 17, Lot 1 on the NYC Tax map. It is bound by 49<sup>th</sup> Avenue to the north, 50<sup>th</sup> Avenue to the south, 5<sup>th</sup> Street to the east, with Center Boulevard to the west. The site is 75,794 square feet (1.74 acres) and is comprised of a vacant single- and two-story building, a paved parking lot, and vacant area covered with vegetation. The current building occupying the site was constructed in 1931. From the late 1800's through 1987, the site was used for varnish and paint manufacturing. It was subsequently used as a warehouse for art storage but is now vacant and unoccupied. Once remediated, the applicant's redevelopment plan includes construction of two connected mixed use (residential and commercial) mixed-income buildings totaling 76,000 square feet

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241251) at:

<https://www.dec.ny.gov/cfm/xtapps/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 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](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:

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

# BROWNFIELD CLEANUP PROGRAM

**Site Location: Former FO Pierce Company  
2-33 50<sup>th</sup> Avenue, Long Island City, NY 11101**





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

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<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.
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<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: Daniel McNally, [daniel.mcnally@dec.ny.gov](mailto:daniel.mcnally@dec.ny.gov)