



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

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

SITE No. C241251

NYSDEC REGION 2

January 2024

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C241251/>

Queens Public Library - Central

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

Queens Public Library - LIC

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

Queens Community Board

2 43-22 50th 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

Ruth Curley, Project Manager
NYSDEC
625 Broadway, Albany, NY 12233
(518) 402-9143
ruth.curley@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

For more information about New York's Brownfield Cleanup Program, visit:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former FO Pierce Company site ("site") located at 2-33 50th Avenue, Long Island City, Queens, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by 50th & 5th LIC LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C241251/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- 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;
- Collection and analysis of post-remedial soil samples to confirm removal of all contaminated fill material exceeding applicable SCOs;
- 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;
- Recording of a long-term institutional control in the form of an Environmental Easement;
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring and (3) reporting.

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Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is located at 2-33 50th Avenue in Long Island City and is identified as Block 17, Lot 1 on the NYC Tax map. It is bound by 49th Avenue to the north, 50th Avenue to the south, 5th 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. 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. The building has been demolished and new construction is continuing. 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://extapps.dec.ny.gov/cfm/extapps/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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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://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>

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Site Location
Former FO Pierce Company
2-33 50th Avenue, Long Island City NY





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

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Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	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。
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বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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Język Polski Polish	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: Ruth Curley 518 402 9480 ruth.curley@dec.ny.gov