



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Queensboro Lanes Site

25-01 Queens Plaza North,  
Long Island City, NY 11101

June 2022

SITE No. C241257

NYSDEC REGION 2

## Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241257/>  
and at these location(s):

### Document Repository Name

**Queens Library at 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  
Tel: 718-626-1021  
Email: [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

Ruth Curley, Project Manager  
NYSDEC  
625 Broadway  
Albany NY 12223-7016  
Tel:(518) 402-9480  
Email: [ruth.curley@dec.ny.gov](mailto:ruth.curley@dec.ny.gov)

### Project-Related Health Questions

Mark Sergott  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany NY 12237  
(518) 402-7897  
[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)

## 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 Queensboro Lanes site ("site") located at 25-01 Queens Plaza North, Long Island City, Queens. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site, which are petroleum-related contaminants in groundwater.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **June 8 through July 23, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241257/>. 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 Restricted Residential remedy consists of:

- Removal of a 5000-gallon Underground Storage Tank (UST), and any other historic tanks if encountered during excavation;
- Excavation and off-site disposal of contaminated soil in the top two feet, and removal of deeper contaminated soil of the former parking lot, as required for foundation elements;
- Removal of petroleum-contaminated soil up to 5 feet below surface grade exhibiting staining and nuisance odors along the eastern and southern boundaries of the site;
- Collecting and analyzing documentation soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) or at least two feet of clean fill to address contamination remaining above restricted residential soil cleanup objectives;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;

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- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Queens Plaza North New York, LLC and 3 other entities (“applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**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 applicant(s) 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 0.70 acres and is bordered on the east, west and south by roadways (Crescent Street, 27<sup>th</sup> Street and Queens Plaza North respectively). To the north, there are multi-story residential and commercial buildings. The site consisted of a 2-story building with a cellar, fronting Queens Plaza North, prior to its demolition as part of redevelopment. The building was previously connected to the NYC MTA via an elevated pedestrian bridge. A small parking lot along Crescent Street is also part of the site.

The redevelopment plan for this site consists of a multi-story residential building, with a partial ground level courtyard on the north side of the property.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241257) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) in groundwater and semi-volatile organic compounds (SVOCs), which exceed restricted residential criteria in shallow soils at the site. Staining and odor, indicative of petroleum contaminants are also located in soil below the existing cellar slab. The Site will be redeveloped through the construction of multi-story mixed-use commercial and residential facility.

**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 DEC 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: <https://www.dec.ny.gov/pubs/109457.html>



