



**Department of
Environmental
Conservation**

FACT SHEET

Brownfield Cleanup Program

**43-25 52nd Street Site
Queens, NY 11377**

SITE No. C241269

NYSDEC REGION 2

December 2023

Report Recommends Cleanup of Brownfield Site Contamination

Where to Find Information:

Access project documents through the
DECinfo Locator
and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C241269/>

Queens Public Library at Woodside

54-22 Skillman Avenue
Woodside, NY 11377
(718) 429-4700

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

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

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NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 486-7016
bee@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 43-25 52nd Street site ("site") located at 43-25 & 43-27 52nd Street, Woodside, NY. Please see the map for the site location.

Remedial Investigation Report: The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by 43-25 52 LLC ("applicant").

- Access the RIR and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241269/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to public health or the environment. The decision is based on elevated levels of volatile organic compounds (VOCs) in soil vapor which may result in soil vapor intrusion.

Highlights of the Remedial Investigation Report: Elevated concentrations of the VOCs, tetrachloroethylene (PCE), trichloroethylene (TCE), and cis-1,2-dichloroethylene were found in soil vapor. Semi-volatile organic compounds (SVOCs) and metals were found in soil at concentrations exceeding unrestricted use standards, to depths of up to 12 feet.

Next Steps: NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). The applicant may then develop a cleanup plan, called a "Remedial Action Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

BROWNFIELD CLEANUP PROGRAM

Site Description: The 0.207-acres site is located in Woodside, Queens and is identified as Block 1321, Lots 7 and 10 on the New York City Tax Map. The site is bordered by 52nd Street on the west, a vacant lot on the north, commercial buildings to the south, and residential buildings to the east. The site is currently developed with a single-story, vacant commercial building with a paved parking lot in Lot 7 and a two-story commercial building occupying the entire footprint of Lot 10. Lot 7 was previously occupied by an auto repair facility while Lot 10 was previously occupied by a church. Historical uses on the site include residences and an auto garage on Lot 7 and a drapery cleaner and a warehouse on Lot 10. The site is planned to be redeveloped as a nine-story mixed commercial and residential use building, with a planned affordable housing component and full cellar. The anticipated cleanup standard is for unrestricted use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241269) at:

<https://www.dec.ny.gov/cfmx/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 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 (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.

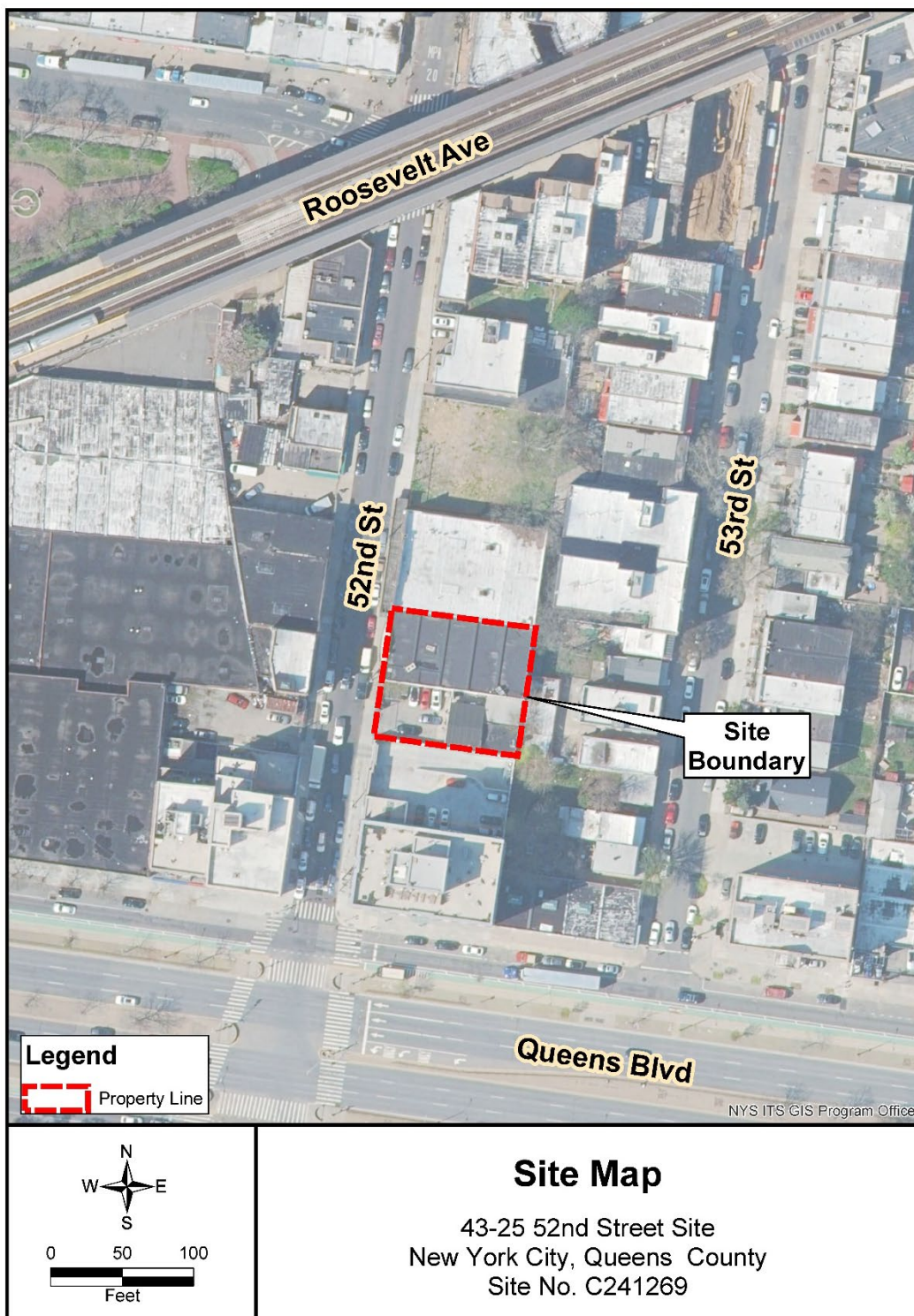
DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

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

BROWNFIELD CLEANUP PROGRAM

Site Location





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

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