



**Department of
Environmental
Conservation**

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
Daniel Tucholski
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

FACT SHEET

Brownfield Cleanup Program

43-25 52nd Street Site

43-25 & 43-27 52nd Street
Woodside, NY 11377

SITE No. C241269

NYSDEC REGION 2

December 2023

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 43-25 52nd Street site ("site") located at 43-25 & 43-27 52nd Street, Woodside, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **December 20, 2023, through February 5, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241269/>. 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 Use remedy consists of:

- Removing Underground Storage Tanks if encountered;
- Excavation and off-site disposal of contaminated soils exceeding restricted residential soil cleanup objectives for semi-volatile organic compounds and metals from several locations throughout the site;
- Installation of a soil vapor extraction system to remove volatile organic compounds from the subsurface and prevent the migration of vapors off-site;
- Collection and analysis of post remedial soil samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets standards for use as backfill.
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Completion of a soil vapor intrusion assessment in all areas of the basement level of the building following construction and prior to occupancy, to determine the need for activation of the sub-slab depressurization system;

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- Implementation of a Site Management Plan would be required for maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 43-25 52 LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

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 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 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. The anticipated cleanup standard is for restricted residential 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/cfm/external/derexternal/index.cfm?pageid=3>

Summary of the Investigation: 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 restricted residential use standards, to depths of up to 4 feet.

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://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>

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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