



Department of  
Environmental  
Conservation

# FACT SHEET

43-25 52nd Street Site

Brownfield Cleanup Program

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

**SITE No. C241269**

**March 2024**

**NYSDEC REGION 2**

## Where to Find Information:

Access project documents through the DEC info Locator and at these location(s):

<https://extapps.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](mailto:qn02@cb.nyc.gov)

## Who to Contact:

Comments and questions are always welcome and should be directed as follows:

### Project-Related Questions

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### Project-Related Health Questions

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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>

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will 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. The cleanup activities will be performed by 43-25 52 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://extapps.dec.ny.gov/data/DecDocs/C241269/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in March 2024 and last about 4 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 approximately 1,000 cubic yards of contaminated soil to about 3 feet below ground surface (bgs);
- During excavation, any Underground Storage Tanks and other possible sources of contamination will be removed;
- Installation of a sub-slab depressurization system to prevent the migration of any soil vapors that may be present into the planned building;
- Installation of a soil vapor extraction system to remove volatile organic compounds (VOCs) from the subsurface and mitigate the migration of VOCs off-site;
- Collection and analysis of post-remedial soil samples to evaluate the effectiveness of the remedy; and
- Importing clean soil that meets the established Soil Cleanup Objectives for use as backfill.

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and

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residents and includes required air monitoring as well as dust and odor suppression measures.

**Next Steps:** After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) 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 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 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 to the west, a vacant lot to the north, commercial buildings to the south, and residential buildings to the east. The site previously contained a single-story commercial building with a parking lot and a two-story commercial building. 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 currently vacant.

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://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 include recreation, housing, business, or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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*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.*

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## 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>

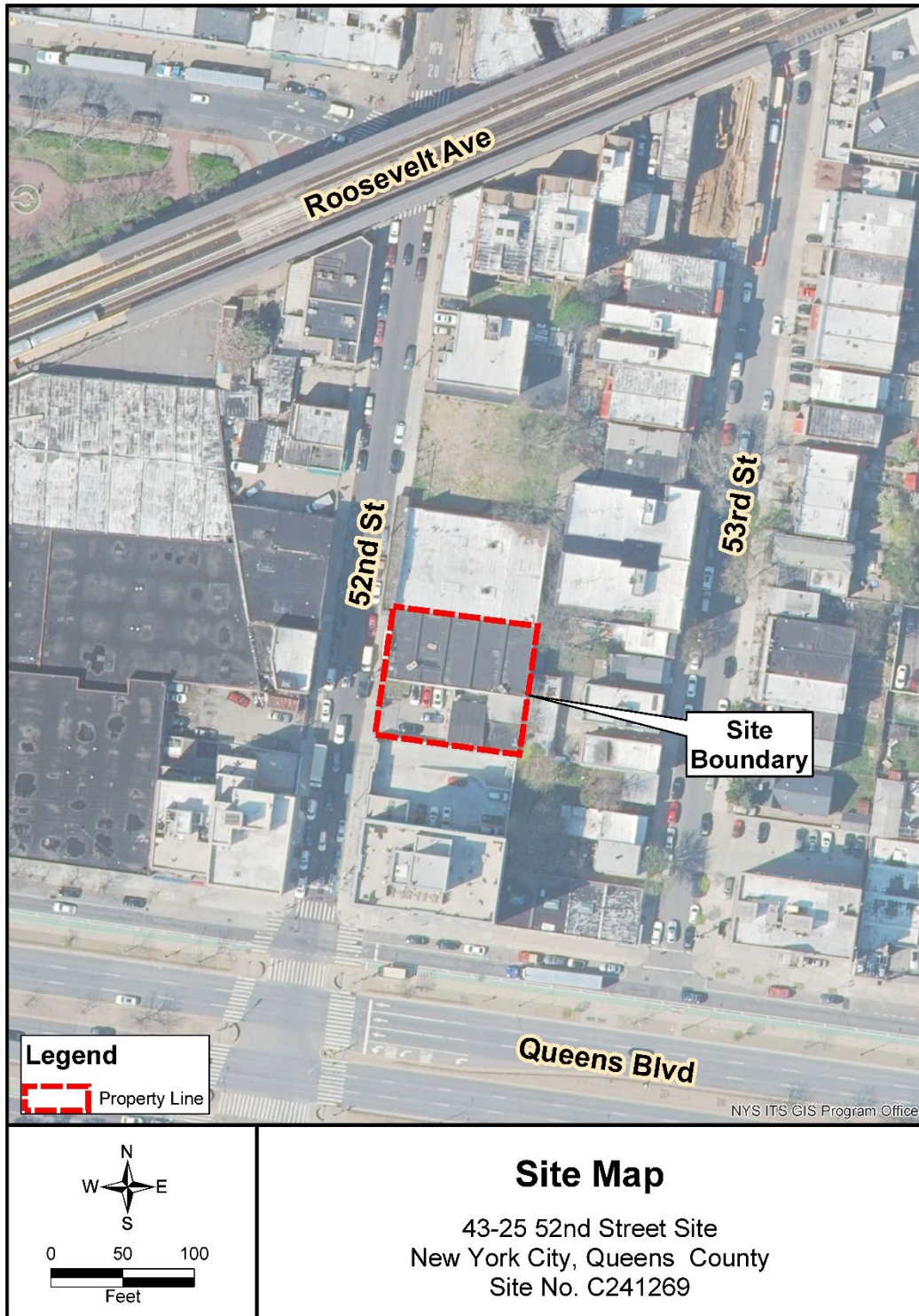
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<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.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	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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<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<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: Javier Perez-Maldonado, (518) 402-8172, and javier.perez-maldonado@dec.ny.gov**