

43-25 52nd Street

Brownfield Cleanup Program

Site No. C241269

Woodside, Queens County



Department of
Environmental
Conservation

January 2026

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 43-25 52nd Street site ("site") located at 43-25 52nd Street, Woodside, NY, under New York State's Brownfield Cleanup Program (BCP) have been met. Please see the map for the site location.

The cleanup activities were performed by 43-25 52 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 approved FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241269/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Completion of the Project

The following activities have been completed to achieve the cleanup action objectives:

- Excavation - Excavation and off-site disposal of over 1,000 cubic yards of contaminated historic fill material exceeding the Restricted Residential Use Soil Cleanup Objectives (RRUSCOs), the site-specific cleanup criteria. Clean fill was brought in to establish the design grades at the site.
- Soil vapor extraction (SVE) - SVE is a technology used to treat residual volatile organic compounds (VOCs) in the soil. VOCs removed from the subsurface will be captured within extraction wells and treated before discharge to the atmosphere.
- Sub-slab depressurization system (SSDS) - Installation of a SSDS to prevent the migration of any soil vapors that may be present into the planned building.
- 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; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been 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:

- Soil Vapor Extraction System
- Sub-slab Depressurization 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 0.207-acre site is located in Woodside, Queens and is identified as Block 1321, Lot 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, an auto garage, and a drapery cleaner and a warehouse.

Development of the site is complete. Site development includes a nine-story mixed commercial and residential use building, with an affordable housing component.

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://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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 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>

Stay Informed with DEC Delivers

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.

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>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

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WHERE TO FIND INFORMATION

Access project documents through the DECinfo 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, Room 2B
Woodside, NY 11377
(718) 533-8773
qn02@cb.nyc.gov

Site Location





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