28-12 41st Avenue Site

Brownfield Cleanup Program
Site No. C241300
Long Island City, Queens County

Department of Environmental Conservation

August 2026

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 28-12 41st Avenue Site ("site") located at 28-12 41st Avenue, Long Island City, Queens County. Please see the map for the site location. The cleanup activities will be performed by 28 12 41st Ave 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/C241300/.
- Documents also are available at the location(s) identified under "**Where to Find Information**".

Cleanup activities are expected to begin in August 2026 and last about 3 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 cleanup are:

- Removing underground storage tanks in accordance with local, state, and federal regulations, if encountered;
- Excavation and off-site disposal of approximately 1,350 cubic yards of contaminated soil;
- Collecting and analyzing post-cleanup soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;
- Installation of a soil vapor extraction system to remove chlorinated volatile organic compounds (VOCs) from the subsurface and mitigate the migration of VOCs off-site;
- Installation and operation of a sub-slab depressurization system to prevent the potential for soil vapor intrusion into the planned building;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementation of a Site Management Plan would also be required for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during cleanup activities. The HASP and CAMP establish procedures to protect on-site workers and 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 0.115-acre site is located in the Long Island City neighborhood of Queens and is bounded to the north by 41st Avenue followed by the ATLAS High School, to the east by a two-story mixed-use residential and commercial building, to the south by a two-story commercial building and a two-story mixed-use residential and commercial building, and to the west by a commercial parking lot followed by Gotham Tech High School. The site consists of a single fenced-in lot with a vacant one-story warehouse. Historical uses of the site included dry cleaning, metal works, printing, auto repair, and residential purposes.

The proposed redevelopment includes construction of a new ten-story residential building with a full cellar covering the majority of the site footprint including an outdoor courtyard.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241300) 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 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://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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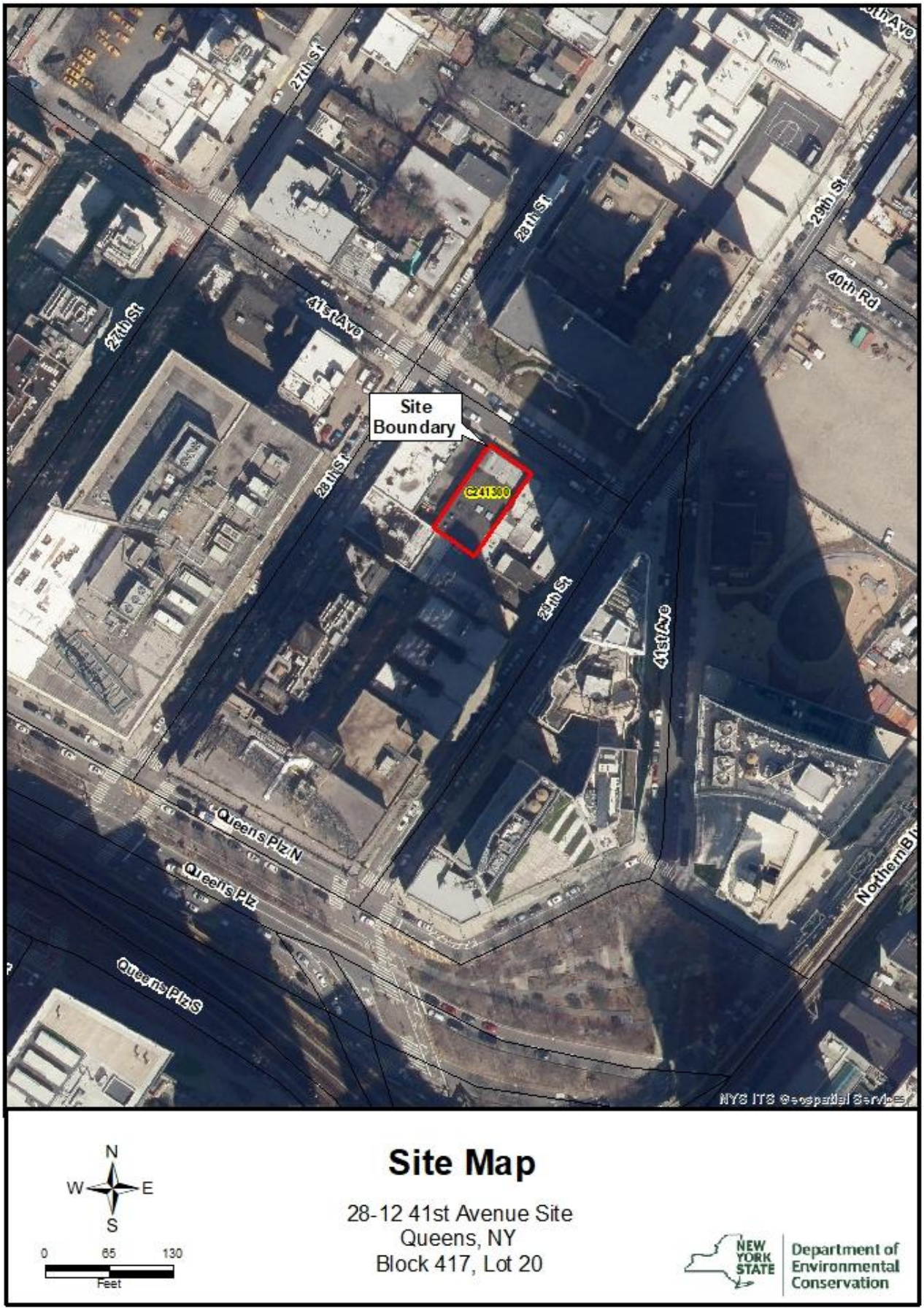
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C241300/

Queens Public Library – Hunters Point Branch
47-40 Center Boulevard
Long Island City, NY 11109
(718) 707-9944

Queens Public Library – Long Island City Branch
37-44 21st Street
Long Island City, NY 11101
(718) 752-3700

Site Location



Site Map

28-12 41st Avenue Site
Queens, NY
Block 417, Lot 20

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