



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

27-10 49th Avenue

27-10 49th Avenue
Long Island City, NY 11101

Site No. C241219

NYSDEC Region 2

February 2024

Where to Find Information

Access project documents through the DECinfo Locator and at these locations:
<https://www.dec.ny.gov/data/DecDocs/C241219/>

Queens Library at Long Island City

37-44 21 Street
Long Island City, NY 11101
718-752-3700

Queens Community Board 2

43-22 50th Street, Room 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

Michael MacCabe, P.E.
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
518-402-9687
michael.maccabe@dec.ny.gov

Project-Related Health Questions

Arunesh Ghosh
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Rm 1787
Albany, NY 12237
518-486-1443
beci@health.ny.gov

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

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 27-10 49th Avenue site ("site") located at 27-10 49th Avenue Long Island City, Queens County. Please see the map for the site location.

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. This decision is based on the potential for off-site migration of contaminants via soil vapor. 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 **January 31 through March 16, 2024**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241219/>.
- Documents also are available at the locations 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 commercial use remedy consists of:

- Expanding the existing soil vapor extraction system (SVES) to further prevent the off-site migration of contaminated soil vapor;
- Maintaining the existing cover system, which consists of the building and asphalt or concrete pavement, to prevent contact with residual soil contamination;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground-intrusive activities;
- Implementation of a Site Management Plan to ensure the remedy remains effective; and
- Recording of an Environmental Easement to ensure proper use of the site.

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The proposed remedy was developed by Hunters Point SG, LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A Remedial Investigation Report, which describes the results of the site investigation and an Interim Remedial Measure Construction Completion Report are also available for review at the locations identified on Page 1.

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.

Site Description: The 0.866-acre site is located in Long Island City at the intersection of 49th Avenue and 27th Street. The property is bound to the west by 27th Street, to the south by a commercial property, to the north by 49th Avenue and to the east by the Dutch Kills. The site is relatively flat and consists of a two-story building with a parking lot located on the eastern side of the site. Historically, the first floor of the building has historically been used as a warehouse and petroleum repackaging area. Previously the site was also used for vehicle maintenance. The site is presently occupied by a ride service company and is not proposed for redevelopment.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241219) at:

<https://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

Interim Remedial Measure (IRM): An expedited cleanup, called an "Interim Remedial Measure" (IRM), is conducted at a site when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. The following IRM was conducted at the site:

- Removal and proper disposal of an oil/water separator, two hydraulic lifts and any associated contaminated soil;
- Excavation and off-site disposal of subsurface materials from within the building footprint to achieve the proposed restricted commercial use soil cleanup objectives;

- Collection and analysis end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Installation and operation of a sub-slab depressurization system within the on-site building to prevent migration of volatile organic compound (VOC) vapors into the building; and
- Installation and operation of an SVES system to reduce VOC contamination in soil vapor beneath the parking lot.

Summary of the Investigation: The primary contaminants of concern are chlorinated VOCs which are present site-wide in soil vapor. Other low-level contamination was identified in the soil and groundwater and attributed to presence of historic fill at the site.

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

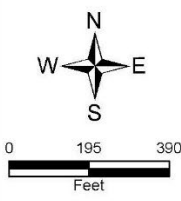
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Site Map
27-10 49th Avenue
27-10 49th Avenue
Long Island City, Queens County
Site No. C241219





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Contact: Michael MacCabe, 518-402-9687, michael.maccabe@dec.ny.gov