



## Department of Environmental Conservation

### Where to Find Information:

Access project documents through the DECinfo Locator and at these locations:

<https://extapps.dec.ny.gov/data/DecDocs/C241261/>

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

**Queens Community Board 1**  
45-02 Ditmars Blvd., LL Suite 1025  
Astoria, NY 11105  
(718) 626-1021  
[qn01@cb.nyc.gov](mailto:qn01@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, 12th Floor  
Albany, NY 12233-7016  
(518) 402-8172  
[javier.perez-maldonado@dec.ny.gov](mailto:javier.perez-maldonado@dec.ny.gov)

**Project-Related Health Questions**  
Johnathan Robinson  
NYSDOH  
Bureau of Environmental Exposure Investigation  
Corning Tower, Rm 1787  
Albany, NY 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

**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>

# FACT SHEET

**Broadway Square LLC**  
11-06 Broadway  
11-01 33<sup>rd</sup> Ave  
Astoria, NY 11106

**Brownfield Cleanup Program**

**SITE No. C241261**  
**NYSDEC REGION 2**

### Cleanup Proposed for Brownfield Site Contamination

The public is invited to comment on a proposed cleanup plan 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 Broadway Square LLC site ("site") located at 11-06 Broadway and 11-01 33rd Avenue, Astoria, NY. Please see the map for the site location.

**Remedial Investigation Report:** The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a cleanup plan to address the contamination that was found. The RIR was submitted by Broadway Square LLC, the previous BCP applicant. The current BCP applicant is Broadway Partners Realty LLC ("applicant").

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site does not pose a significant threat to public health or the environment. The decision is based on the soil, groundwater and soil vapor analytical data collected at the site as presented in the RIR.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **February 26 through April 18, 2025**.

- Access the RIR, RAWP and other project documents online through the DECinfo Locator:  
<https://extapps.dec.ny.gov/data/DecDocs/C241261/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area.

**Draft Remedial Work Plan:** The proposed Restricted Residential Use cleanup plan consists of:

- Removing Underground Storage Tanks (USTs);
- Excavation and off-site disposal of contaminated soil to about 4 feet below surface grade across site;
- Solidification of metal-impacted soils to depths of up to twelve (12) feet below ground surface in the southern portion of the site. The contaminated soil will be mixed in-place with solidifying agents to slow groundwater flow and inhibit the movement of contaminants;

# BROWNFIELD CLEANUP PROGRAM

- Collecting and analyzing end-point soil samples and post-cleanup groundwater samples to evaluate the effectiveness of the cleanup;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential soil cleanup objectives;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Installation of a sub-slab depressurization system (SSDS) to mitigate soil vapor intrusion;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) 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.

The proposed cleanup plan was developed by Broadway Partners Realty 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 cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant(s) 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 site comprises two lots located at 11-06 Broadway (Lot 13) and 11-01 33rd (Lot 1) in Queens, NY. The two tax lots are identified as Block 316, Lots 1 and 13, respectively, on the New York City Tax Map. The site is 49,375 square feet (1.133 acres) in size. The site is currently developed with two structures: a one-story brick and mortar and a two-story steel framed warehouse. There is a parking lot on Lot 13 and an unpaved parking lot on Lot 1. Lot 13 was previously occupied by an auto repair shop, artist warehouse, and parking lot while Lot 1 is being utilized for construction material storage. The buildings on the

site are vacant. Historical uses on the site include an iron warehouse, a machine shop, an auto repair facility, and a galvanizing facility on Lot 13, and a galvanizing facility and storage on Lot 1.

The site is planned to be redeveloped as a nine-story mixed commercial and residential use building with a planned affordable housing component, an open area for vehicle access, and outdoor public space. 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, C241161) at: <https://extapps.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

## Summary of the Investigation:

Semi-volatile organic compounds (SVOCs) and metals were found in the subsurface soils at concentrations above SCOs for the intended residential use of the site down to 8 feet below grade. Volatile organic compounds (VOCs), SVOCs and metals were detected in groundwater above standards. Chlorinated VOCs were detected in soil vapor. This contamination is the result of the presence of historic fill or past site uses.

**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>

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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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# BROWNFIELD CLEANUP PROGRAM

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

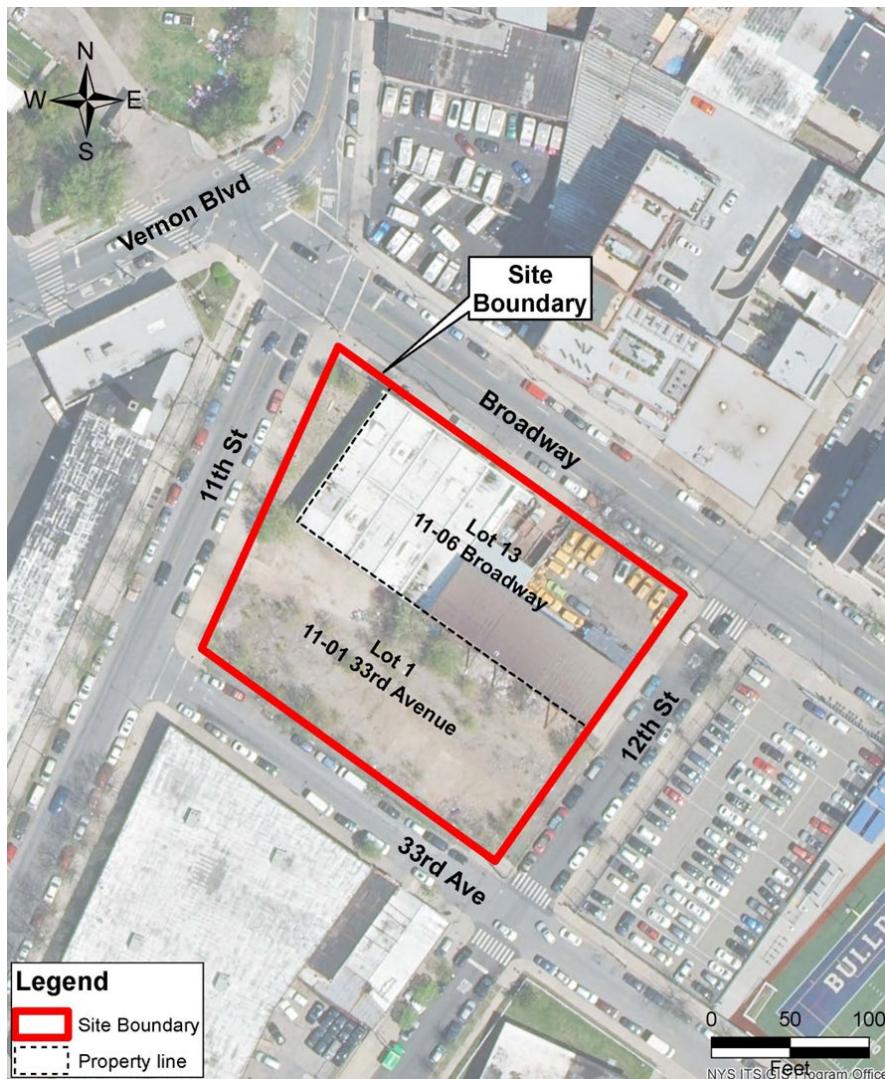
<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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>

## 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</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</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>Simplified Chinese</b>	
<b>Русский</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>Russian</b>	
<b>אידיש</b>	צַו האָבָן דֵי דָאָקּוּמָעָנֶט אַיְבָּרְגָּעְטִיְּטִשְׁטָ אֵין אַ שְׁפָרָאָךְ וּוְאָס אַיְרָ קָעָנֶט פָּאָרְשָׁטִיְּן,
<b>Yiddish</b>	פָּאָרְבִּינְדָּט זִיךְ מִיט דֵי פָּעָרְזָאָן אָוָנְטָן. דֵי אַיְבָּרְטִיְּטִשְׁוָנָג אִיז פְּרִיְּ פָּוּן אַפְּצָאָל.
<b>বাঙালি</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত
<b>Bengali</b>	বাক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게
<b>Korean</b>	문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Haitian Creole</b>	
<b>Italiano</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona
<b>Italian</b>	indicata qui di seguito. La traduzione è gratuita.
<b>العربية</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم
<b>Arabic</b>	تطبيق رسوم مقابل الترجمة.
<b>Język Polski</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.
<b>Polish</b>	

**Contact: Javier Perez-Maldonado, (518) 402-8172, [javier.perez-maldonado@dec.ny.gov](mailto:javier.perez-maldonado@dec.ny.gov)**