



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

39-04 Northern Boulevard
39-04 Northern Blvd.
Long Island City, NY 11101

SITE No. C241265

NYSDEC REGION 2

June 2024

Where to Find Information:

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C241265/>

Queens Public Library – LI City

37-44 21st 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
Email: qn02@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

Patrick Powers, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9758
patrick.powers@dec.ny.gov

Project-Related Health Questions

Kristin Kulow
NYSDOH
28 Hill Street
Oneonta, NY 13820
(607)353-4335 Suite 201
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 39-04 Northern Boulevard site (“site”) located at 39-04 Northern Boulevard, Long Island City, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **June 12, 2024, through July 29, 2024**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241265/>.
- Documents also are available at the location(s) 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:

- Excavation and off-Site disposal of approximately 4,300 cubic yards (cy) of soil from soil hotspots.
- Removal of abandoned Underground Storage Tanks (USTs) on 39-04 Northern Boulevard, and
- Excavation and off-Site disposal of approximately three to ten feet of soil/fill across the proposed in-situ (“In-place”) soil solidification areas.
- Installation of a vapor barrier (20-mil minimum) and an active Sub-Slab Depressurization System (SSDS) beneath the entire newly installed building.
- 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) will also be required for long-term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

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The proposed remedy was developed by GIC Queens 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 was submitted concurrently with the Remedial Action Work Plan and is 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(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 39-04 Northern Boulevard site is a 3.185-acre site located in urban Long Island City, NY. The Site is identified as Tax Block 183, Lots 9 and 12 in Queens County. The site is bound by Northern Boulevard to the north, 39th Street to the west, Long Island Railroad tracks and Amtrak Sunnyside Rail Yards to the south, and a commercial building to the east.

The planned redevelopment of the Site consists of a multi-story package assembly and distribution warehouse. Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C241265) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present site-wide in soil and groundwater, primarily around the USTs related to gasoline filling operations. Soil vapor at the Expanded BCP Site is impacted with VOCs, including both petroleum-related and CVOCs

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 (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://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





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বাঙালি Bengali	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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Contact: Patrick Powers, 518-402-9758, patrick.powers@dec.ny.gov