Ikos Senior Living

Brownfield Cleanup Program
Site No. C241290
Astoria, Queens County

Department of Environmental Conservation

October 2026

Cleanup 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 Ikos Senior Living Site (the "Site") located at 32-11 31st Street, Astoria, 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 poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed cleanup plan 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 **October 7 through November 21, 2026.**

- Access the RAWP and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C241290/.
- Documents also are available at the locations identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Action Work Plan

The proposed dual Track 2/Track 4 Restricted Residential Use remedy plan consists of:

- Excavation and off-site disposal of contaminated soil to approximately 15 feet below ground surface (bgs) within the proposed cellar footprint to attain Track 2 cleanup, and to approximately 2 feet bgs, plus hotspot removal, in all other areas (Track 4);
- Implementation of a groundwater treatment program to address elevated concentrations of chlorinated solvents in groundwater;
- Collecting and analyzing post cleanup soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;
- Installation and operation of an active sub-slab depressurization system (SSDS) to prevent vapor intrusion into the proposed building;
- Installation of a soil vapor extraction system (SVES) around the Site perimeter;
- Construction and maintenance of a Site cover consisting of 2 feet of clean backfill material that meets the established Soil Cleanup Objectives (SCOs), concrete building slabs, and paved surfaces;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan will 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 Ikos Senior Living 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 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 approximately 0.48-acre Site currently consists of a municipal, asphalt-paved parking lot and is not developed with any permanent structures. The Site is bounded to the north by commercial uses (restaurants, a bar, retail, and offices), followed by Broadway; to the south by residential units and the Cretans Association Omonia, Inc. Cultural Facility, followed by office space; to the east by residential units and 32nd Street; and to the west by 31st Street and an elevated NYC subway station, followed by commercial/retail and residential units.

The proposed future use of the Site includes affordable senior housing, community facility space, and outdoor passive recreation space.

Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241290) at:

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

Summary of the Investigation

The primary contaminants of concern at the Site are chlorinated volatile organic compounds (VOCs) in soil, groundwater, and soil vapor; semi-volatile organic compounds (SVOCs) in soil; and metals in soil and groundwater.

Brownfield Cleanup Program

New York's 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

Elliott Jackson, Project Manager
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625 Broadway, 12th Floor
Albany, NY 12233
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elliott.jackson@dec.ny.gov

Project-Related Health Questions

Mya Burns – Project Manager
NYSDOH, Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, 17th Floor
Albany, NY 12237
p: (518) 402-7860
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C241290/

Broadway Library
40-20 Broadway
Astoria, NY 11103
(718) 721-2462
https://www.queenslibrary.org/about-us/locations/broadway

Queens Community Board #1
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, NY 11105
(718) 626-1021/ 718-626-1024
qn01@cb.nyc.gov
https://www.nyc.gov/site/queenscb1/about/contact.page

Site Location



NEW YORK STATE | Department of Environmental Conservation

www.dec.ny.gov

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