

39-36 28th Street

Brownfield Cleanup Program

Site No. C241293

Queens County



Department of
Environmental
Conservation

October 2025

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 39-36 28th Street site ("site") located at 39-36 28th Street, Queens, New York 11101. Please see the map for the site location.

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 403739 Holding LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **October 8, 2025 through November 7, 2025**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241293/>.
- 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 "Contact Information" area.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected chlorinated volatile organic compounds (CVOCs), semi-volatile organic compounds (SVOCs) and metals in soil, CVOCs and SVOCs in groundwater, and CVOCs in soil vapor.

Key components of the investigation work include:

- Investigate the site to characterize the nature and extent of contamination associated with historic operations at the Site;
- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern both on-site and off-site

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site actions or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The Site is bound to the north by a three-story residential building (39-34 28th Street), followed by multi-family and single family residences; to the south by a six-story residential apartment building (27-09 40th Avenue), followed by 40th Avenue, with a commercial/retail building beyond; to the east by 28th Avenue, followed by the Growing up Green Charter School (39-27 28th Street), with St. Patrick's Church to the southeast; and to the west by a two-story family residence (39-39 27th Street) and a 9 story hotel building (39-35 27th Street), followed by 27th Street, with a church beyond.

The proposed development as mixed residential and commercial use is consistent with the Site's current zoning.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241293) 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 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

Sydney Sobol
Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway Albany, NY 12206
p: (518) 402 - 4799
sydney.sobol@dec.ny.gov

Project-Related Health Questions

Megan Rivera
Project Manager
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza, Corning Tower, Rm 1787
Albany, NY 12237
p: (518) 402-7877
bee@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/C241293/>

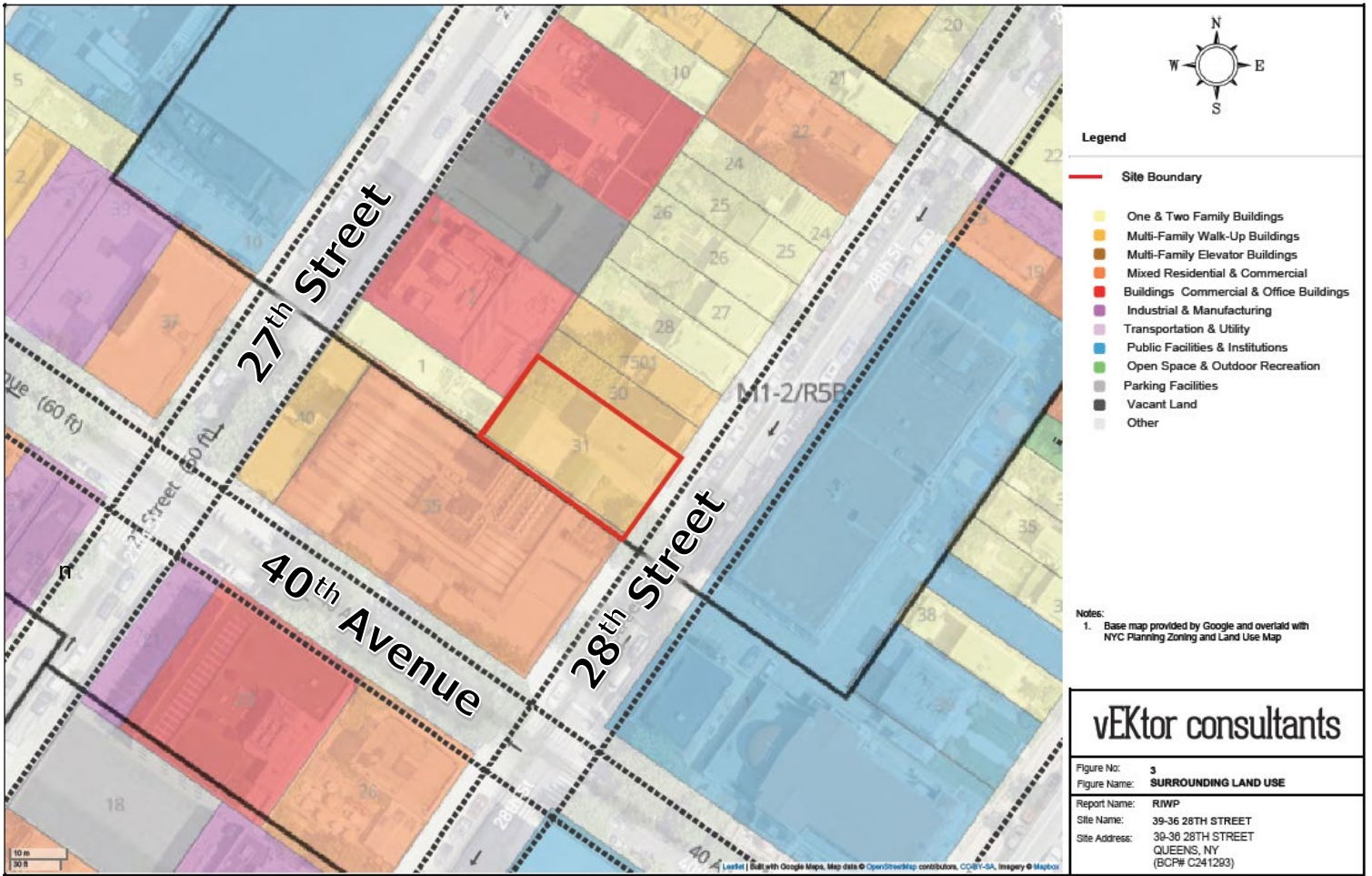
Queens Public Library – Long Island City

37-44 21st Street
Long Island City, NY 11101
Phone: (718) 752-3700

Queens Community Board 1

45-02 Ditmars Boulevard, LL Suite 1025
Astoria, NY 11105
Phone: 718-626-1021

Site Location



Legend

- Site Boundary
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial
- Buildings Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other

Notes:
 1. Base map provided by Google and overlaid with NYC Planning Zoning and Land Use Map

vEktor consultants

Figure No:	3
Figure Name:	SURROUNDING LAND USE
Report Name:	RIWP
Site Name:	39-36 28TH STREET
Site Address:	39-36 28TH STREET QUEENS, NY (BCP# C241293)



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