

Former Bordens Farm Products



Department of
Environmental
Conservation

Brownfield Cleanup Program
Site No. C241294
Astoria, Queens County

March 2026

Report Recommends Cleanup of Contamination Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing the Remedial Investigation Report (RIR) and the proposed remedy to address contamination related to the C Block (“site”) located at 35-18 Steinway Street, Astoria, Queens County. The public is invited to comment on a proposed remedy. Please see the map for the site location. Based on the findings of the investigation, DEC 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.

How to Comment

DEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **March 18 through May 2, 2026**.

- Access the RIR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C241294/>.
- Documents also are available at the location(s) identified under “Where to Find Information.”
- Please submit comments to the DEC project manager listed under Project-Related Questions in the “Contact Information” area.

Draft Remedial Investigation Report and Draft Remedial Action Work Plan

The proposed Track 1 Unrestricted Use remedy plan consists of:

- Excavation and off-site disposal of approximately 8,500 cubic yards of contaminated soil;
- Collecting and analyzing post-cleanup soil and soil vapor samples to evaluate the effectiveness of the cleanup;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan would also be required for long term maintenance of the remedial systems; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed cleanup plan was developed by LMXD INNOQ B1 LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Next Steps

DEC will consider public comments, revise the remedy 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 applicants may then design and perform the cleanup action to address the site contamination, with oversight by DEC and NYSDOH.

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

Site Description

The 0.739-acre site is located in the Astoria neighborhood of Queens and is bounded to the north by 35th Avenue, to the east by Steinway Street, to the south by a commercial retail building, and to the west by 38th Street. The site consists of a private commercial parking lot. The site was historically used as a milk pasteurizing facility.

The project site is also located within a Disadvantaged Community (ID 36081015700). The proposed development is consistent with the current surrounding land uses and in compliance with the established zoning for the lot and the surrounding area.

The proposed redevelopment includes construction of an approximately 25% affordable housing mixed residential and commercial building with 27 floors and a cellar. The cellar of the building will include a parking garage, retail storage space and mechanical space. The first floor of the building will include retail space and the residential lobby. The second floor will include residences, amenity space, and a terrace. The third floor through the 27th floor will consist of residences.

Additional site details, including environmental and health assessment summaries, are available on DEC’s Environmental Site Remediation Database (by entering the site ID, C241294) at:

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

Summary of the Investigation

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

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 DEC 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

Robert Strang, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
p: (518) 402-8642
robert.strang@dec.ny.gov

Project-Related Health Questions

Kristin Kulow
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza, Corning Tower Rm 1787
Albany, NY 12237
p: (607) 353-4335
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/C241294/>

Queens Library at Broadway

40-20 Broadway
Astoria, NY 11103
(718) 721-2462

Queens Community Board 1

45-02 Ditmars Blvd #1025
Astoria, NY 11105
(718) 786-3335

Site Location



Site Map

Former Bordens Farm Products
Astoria, NY
Site No. C241294



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