

Former Tiltsdale Lumber and Coal Redevelopment Site



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C241295

Queens, Queens County

July 2026

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 Former Tiltsdale Lumber and Coal Redevelopment Site ("site") located at 8-01 and 8-51 26th Avenue, Queens, New York. 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 poses a significant threat to public health or the environment. This decision is based on the potential for off-site migration of site-related contaminants via soil vapors. To address this threat, DEC 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)," which includes a cleanup alternatives analysis (AA), for 45 days, from **July 22 through September 5, 2026**.

- Access the draft Remedial Investigation Report (RIR), RAWP with AA, and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C241295/>.
- 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.

Draft Remedial Investigation Report and Draft Remedial Work Plan with Alternatives Analysis

The proposed multi-Track 1/Track 4 Restricted Residential Use remedy plan consists of:

- Removing any encountered Underground Storage Tank(s);
- Excavation and off-site disposal of contaminated soil as deep as 24 feet below ground surface;
- Collecting and analyzing post excavation soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;
- Installation of a soil vapor extraction (SVE) system along the western and eastern boundaries of the site to prevent off-site migration of Volatile Organic Compounds in soil vapor may be needed, based on post-excavation soil vapor sampling data;
- 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;
- Implementation of a Site Management Plan (SMP) 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 KS Astoria Holdings 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 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 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 Site is approximately 69,616 square feet (sq ft) (1.598 acres) and is currently an open, undeveloped lot used by several contractors for storage of equipment and materials. The Site is bounded by the East River to the north; an unimproved section of 26th Avenue, followed by an active construction site (Buildings 4 and 5) to the south; a 23-story multi-family building and two three-story, one- and two- family residences to the east; and an open, unimproved lot followed by two one-story industrial use buildings to the west. From the late 1890s to 1948 the site was improved with a lumber shed, lumber piles, a coal bin, and coal pockets. From 1948 to 1981, the site was operated as “Morey Machinery Co. Inc.,” with heat treatment, grinding, and storage on site. From 1981 to 2023 the site was occupied by “Superstud Superior Steel Stud Manufacturing.” In 2023 the buildings were demolished.

The planned redevelopment includes constructing a new eight-story residential building and a new 26-story residential tower atop a 10-story residential podium. The area to the west of the buildings will be developed as the 8th Street Mews, a public access area. The area to the north of the buildings will be developed as a paved pedestrian walkway.

The site is located within a disadvantaged community. The site is a planned affordable housing project.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C241295) at:

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

Summary of the Investigation

The primary contaminants of concern at the site are volatile organic compounds, semi-volatile organic compounds, metals, pesticides, per- and polyfluoroalkyl substances and polychlorinated biphenyls which are present site-wide in soil, groundwater, and 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 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

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Project-Related Health Questions

Juniper Tyler
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza, Corning Tower
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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/C241295/>

Queens Public Library – Broadway Branch

40-20 Broadway
Astoria, NY, 11102
(718) 721-2462

Queens Community Board 1

45-02 Ditmars Boulevard
LL Suite 1025
Astoria, NY, 11105
(718) 626-1021 / (718) 626-1204

Site Location





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