28-12 41st Avenue Site

Brownfield Cleanup Program
Site No. C241300
Long Island City, Queens County

Department of Environmental Conservation

May 2026

Report Recommends Cleanup of Contamination; Cleanup Proposed for Brownfield Site Contamination;

Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), 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 28-12 41st Avenue Site ("site") located at 28-12 41st Avenue, Long Island City, 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, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health. This decision is based on the potential for off-site migration and human exposure to site-related contaminants via soil vapors. To address this threat, a remedy was proposed and is 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 for 45 days, from **May 27 through July 13, 2026.**

- Access the RIR, RAWP, and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C241300/.
- 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 Action Work Plan

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

- Complete demolition of the existing warehouse structure;
- Removing underground storage tanks, if encountered;
- Excavation and off-site disposal of approximately 1,350 cubic yards of contaminated soil;
- Collecting and analyzing post-cleanup soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;
- Installation of a soil vapor extraction system to remove chlorinated volatile organic compounds (VOCs) from the subsurface and mitigate the migration of VOCs off-site;
- Installation and operation of a sub-slab depressurization system to prevent the potential for soil vapor intrusion into the planned building;
- Importing clean fill 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 would also 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 28 12 41st Ave 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 0.115-acre site is located in the Long Island City neighborhood of Queens and is bounded to the north by 41st Avenue followed by the ATLAS High School, to the east by a two-story mixed-use residential and commercial building, to the south by a two-story commercial building and a two-story mixed-use residential and commercial building, and to the west by a commercial parking lot followed by Gotham Tech High School. The site consists of a single fenced-in lot with a vacant one-story warehouse. Historical uses of the site included dry cleaning, metal works, printing, auto repair, and residential purposes.

The proposed development is consistent with the current surrounding land uses and in compliance with the established zoning for the lots and the surrounding area. The site is located in a zone with an E-Designation of E-104 and is not located within a Disadvantaged Community.

The proposed redevelopment includes construction of a new ten-story residential building with a full cellar covering the majority of the site footprint including an outdoor courtyard.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241300) at:

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

Summary of the Investigation

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

Christopher Budd
NYSDOH, Bureau of Environmental Exposure and Investigation
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Albany, NY 12237
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beei@health.ny.gov

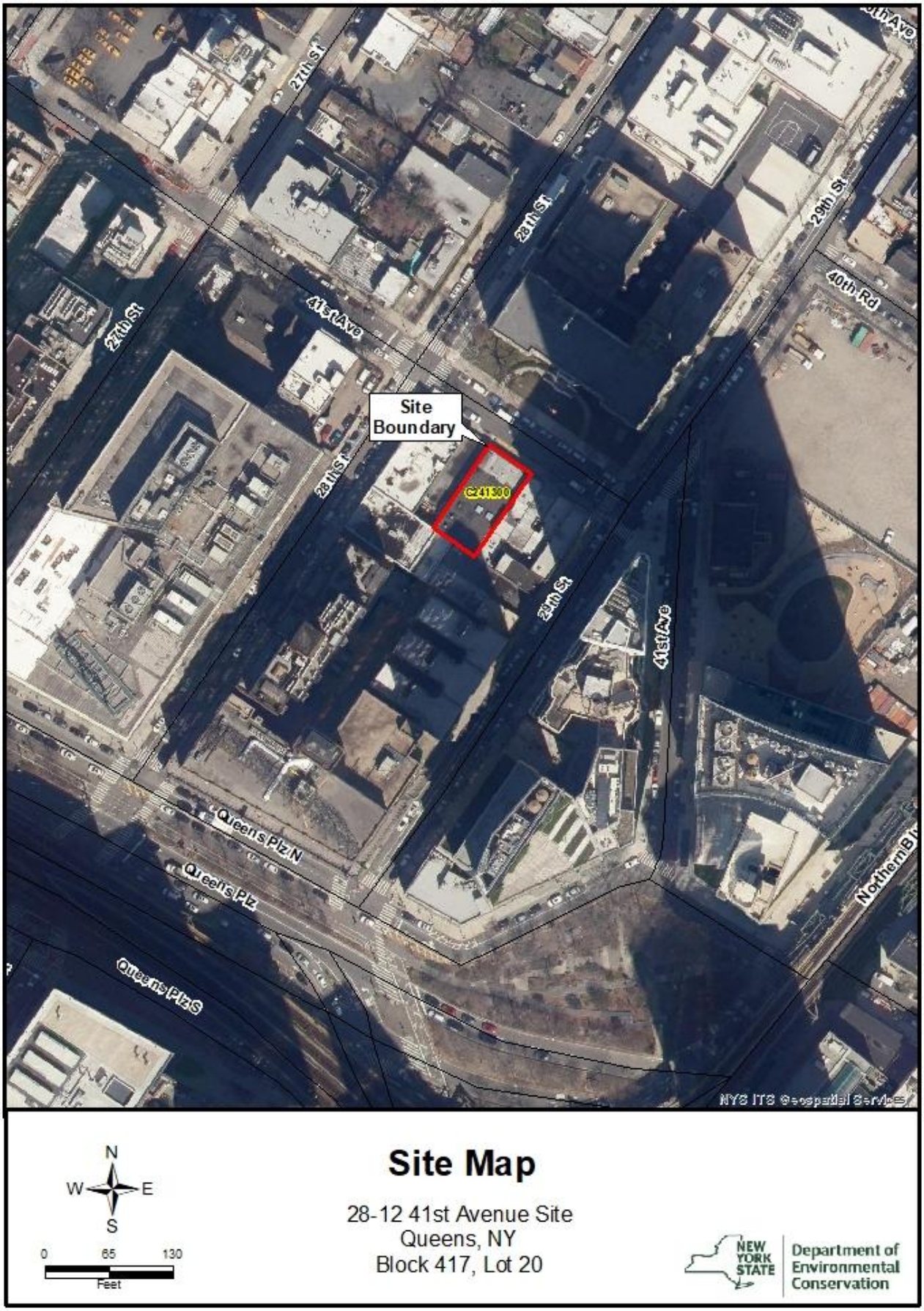
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C241300/

Queens Public Library – Hunters Point Branch
47-40 Center Boulevard
Long Island City, NY 11109
(718) 707-9944

Queens Public Library – Long Island City Branch
37-44 21st Street
Long Island City, NY 11101
(718) 752-3700

Site Location



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