HALLETTS POINT BUILDINGS 40 AND 50

Brownfield Cleanup Program
Site No. C241301
Queens, Queens County

October 2026

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 (DEC) to investigate the Halletts Point Buildings 40 and 50 ("site") located at 27-02 and 27-50 1st Street, Queens, New York. 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 DEC under New York's Brownfield Cleanup Program. The investigation will be performed by Halletts Building 4 SPE LLC and Halletts Building 5 SPE LLC ("applicants") with oversight by DEC and the New York State Department of Health (NYSDOH).

How to Comment

DEC is accepting written comments about the Draft RIWP for 30 days, from **October 29 through November 28, 2026.**

- Access the RIWP and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C241301/.
- 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.

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 volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals in soil; VOCs, SVOCs, polychlorinated biphenyls (PCBs), pesticides, in groundwater; and chlorinated and petroleum-related VOCs in soil vapor. Free product, consisting of weathered No. 2 fuel oil/diesel (light non-aqueous phase liquids (LNAPL) and coal tar/creosote (dense non-aqueous phase liquids (DNAPL), has also been documented within bedrock.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples;
- Installing and sampling groundwater wells to monitor impacts from the presence of LNAPL and DNAPL; and
- Implementation of a Community Air Monitoring Plan (CAMP) during this investigation.

Next Steps

DEC 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 DEC that summarizes the results. DEC 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 Work Plan,” which includes a cleanup alternatives analysis, will be developed. This plan analyzes cleanup alternatives and recommends a final approach: either active cleanup, no action or no further action. The goal of the cleanup plan is to ensure the protection of public health and the environment. DEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description

The about 110,323-square-foot (±2.5 acres) site is located at 27-02 and 27-50 1st Street. The BCP site is identified on the Queens Borough Tax Map as Block 490, Lot 1 (27-02 1st Street) and 11 (27-50 1st Street). The lot sizes are ±1.40 acre (Lot 1) and ±1.13 acre (Lot 11). The site is currently vacant and is improved with an outdoor asphalt-paved parking lot on Lot 11, and Lot 1 is capped by the footprint of a former concrete building foundation. The site is bound by two 27 to 32-story mixed-use buildings (known as Hallets Point Buildings 20 and 30) to the north, 1st Street followed by multiple seven-story residential buildings owned and operated by the New York City (NYC) Housing Authority to the east, Hallets Point Playground to the south, and the East River to the west. The site is located in a residential district that allows for overlay with commercial properties to serve local retail needs.

The site was historically used for a variety of industrial and manufacturing purposes. In 1898, the northern part of the site (Lot 1) was occupied by a marble works company, including a coal yard, marble cutting and polishing facilities, machine works, silk mills, and a repair shop by 1915. The southern part of the site (Lot 11) was used for ribbon and textile manufacturing, iron works, and marble works by 1915. The site was subsequently occupied by machinists (1936), a lumber yard and wood treating facility (1936-2002), a bottle supply corporation (1945), and a laundry hamper manufacturer (1951-1990), building materials suppliers, cabinetry and furniture facilities, and a locksmith (2000-2013). The northern part of the site was used as a warehouse for mirror and building material suppliers in the early 2000s, followed by contractor/construction material storage, before being demolished in 2022. The warehouse on the southern part of the site was demolished in 2002.

The proposed redevelopment will consist of a multi-tower mixed-use development up to 25 stories. The percentage of residential units to be designated as affordable housing, if any, has not been determined. The site is located in a disadvantaged community (DAC).

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C241301) 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 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

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Project-Related Health Questions

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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C241301/

Queens Community Board 1
45-02 Ditmars Boulevard, LL Suite 125
Astoria, NY 11105
Tel: (718) 626-1021

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

Site Location



Legend

- Approximate Site Boundary
- 531 Tax Block
- 17 Tax Parcel

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