



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

**Former Hygrade Polishing
and Plating Co.**
22-07 41st Avenue
Long Island City, NY 11101

SITE No. C241148

NYSDEC REGION 2

October 2019

Where to Find Information:
Project documents are available at the following location(s) to help the public stay informed.

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

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

Who to Contact:
Comments and questions are always welcome and should be directed as follows:

Project-Related Questions
Wendi Zheng, Project Manager
NYSDEC
47-40 21st Street
Long Island City, New York 11101
(718) 482-7541
wendi.zheng@dec.ny.gov

Project-Related Health Questions
Dawn Hettrick
NYSDOH
Empire State Plaza Corning Tower Room
1787
Albany, New York 12237
(518) 402-7860
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former Hygrade Polishing and Plating Co. site ("site") located at 22-07 41st Avenue, Long Island City, Queens County, New York. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health and the environment. This decision is based on the nature of existing contamination identified on the site; the potential for off-site migration of contamination in groundwater; and the potential for human exposure to site-related contaminants via soil vapor.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **October 24 through December 7, 2019**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Track 4 Commercial Use remedy consists of:

- Continued operation, maintenance, and monitoring of the sub-slab depressurization system which was installed as an interim remedial measure (IRM) to address soil vapor intrusion in the on-site building;
- Injection of liquid activated carbon into on-site wells to treat per- and polyfluorinated alkyl substances in groundwater;
- Post-treatment groundwater monitoring to assess the effectiveness of the liquid activated carbon treatment as well previous in-situ groundwater treatment to address chlorinated volatile organic compounds, which was completed as an IRM;
- Maintenance of a site cover system consisting of the concrete building slab;
- Publication of a Site Management Plan for long term management of residual contamination as required by the Environmental Easement; and
- Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual contamination remaining at the site.

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The proposed remedy was developed by Stalingrad Ventures LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A Remedial Investigation Report, which describes the results of the site investigation, was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) 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 0.058-acre site is bordered on the south by 41st Avenue and is surrounded by commercial properties, including a hotel to the west. The site is currently improved with a four-story building and basement that covers the entire property. The site was previously occupied by a metal plating facility. The on-site building was recently renovated to convert the former factory to professional office space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241148) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the Site are volatile organic compounds (VOCs) which are present in the groundwater and soil vapor on- and off-site, as well as per- and polyfluoroalkyl substances (PFAS) in groundwater. Elevated levels of metals (including cadmium

and chromium) were also detected in the groundwater beneath the site.

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:

<http://www.dec.ny.gov/chemical/8450.html>

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/ announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

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Site Location Map

