



**FACT SHEET**

**Brownfield Cleanup Program**

**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** Former Union Wire Die Corp.  
**DEC Site #:** C241163  
**Address:** 39-40 30th Street  
Long Island City, NY 11101

Have questions?  
See  
"Who to Contact"  
Below

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

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the Former Union Wire Die Corp. Site located at 39-40 30th Street, Long Island City, Queens. The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

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 due to elevated concentrations of trichloroethene (TCE) in soil, groundwater, sub-slab vapor and indoor air values.

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination at the Site. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Ganesh Management LLC with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C241163>

## How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **June 10, 2016** through **July 25, 2016**. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- Soil Vapor Extraction, which is treatment of contaminated soil beneath the building, using a vacuum system. This will remove the TCE from the soil and soil vapor, and also prevent contaminated soil vapor from entering the building;
- Based on results of pre-design soil sampling to verify on-site contaminant source area impacts to groundwater, treatment of contaminated groundwater and monitoring to ensure the treatment is effective (if needed);
- Maintenance of the existing site cover, consisting of the building and pavement, to prevent exposure to soil beneath the building and its driveways. The soil contains some metals and petroleum compounds; and
- Administrative controls (known as institutional controls) including an easement and a site management plan. The administrative controls require monitoring and periodic reporting to ensure the remedial systems remain in place and are effective.

### *Summary of the Investigation*

- Soil: TCE was found in soil below the southern half of the building and exceeds the soil cleanup objective for protection of groundwater (0.47 parts per million (ppm)). The highest concentration was 6.1 ppm.
- The soil below the building and driveways also contains some metals and semi-volatile organic compounds (SVOCs) above restricted residential cleanup objectives. The highest values were lead (525 ppm) and benzo(b)fluoranthene (4.2 ppm).
- Groundwater: TCE was identified in groundwater at a maximum concentration of 280 parts per billion (ppb). Perchloroethylene (PCE), a chemical commonly used at drycleaners, is present in groundwater (up to 730 ppb) but is believed to be from an adjacent off-site, upgradient source.
- Soil Vapor: In twelve sub-slab vapor samples taken in August 2015, TCE ranged from 355-27,700 micrograms per cubic meter (ug/m<sup>3</sup>) and indoor air values ranged between 43-47 ug/m<sup>3</sup>. NYSDOH's not to exceed guideline for TCE in indoor air is 2 ug/m<sup>3</sup>, and immediate and effective action to reduce exposure is recommended when TCE in indoor air is equal to or exceeds 20 ug/m<sup>3</sup>. (Note: Based on NYSDOH and NYSDEC direction, the site owners have installed an indoor air purification system and taken other immediate measures to address the elevated levels of TCE in indoor air.)

### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. 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.

### **Background**

**Location:** The site is located in the Long Island City section of the borough of Queens at the corner of 30th Street and 40th Ave.

**Site Features:** There is a 2-story building on-site. The first floor is primarily storage and the second floor is used as office space.

**Current Zoning and Land Use:** The site is currently zoned M1-3/R7X. M1 districts typically include light industrial uses while R7X is a higher-density residence district generally found close to central and regional business districts. The on-site building is currently occupied by a wireless communications distributor.

**Past Use of the Site:** The site was undeveloped until sometime between 1915 and 1936. By 1936, a gas station occupied the site. The property was redeveloped by 1947 into a 2-story warehouse utilized by Optical Products Corporation for manufacturing, shipping and as an office. Other occupants of the building include Union Wire Die Corp. (1960s - 1980s), National Tea Packaging Co. Inc. (1962 - 1991) and a warehouse (1991 - 2006).

**Geology and Hydrogeology:** Subsurface soils at the site consist of a mixture of a silty non-native fill to a depth ranging from 0 to 6 feet below grade (fbg). The fill is followed by a silty-sand. A coarse sand was noted at two of the boring locations in place of the silty-sand. The area topography gradually slopes to the southeast.

Groundwater at the site is present at a depth of approximately 20 feet below grade. Investigation at the site indicates groundwater flow to the south-southeast.

**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 include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

## FOR MORE INFORMATION

### Where to Find Information

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

Long Island City Library  
37-44 21st Street  
Long Island City, NY 11101  
phone: 718-752-3700

Queens Community Board 1  
45-02 Ditmar Blvd, Suite 125  
Astoria, NY 11105

### Who to Contact

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

#### Project Related Questions

Ruth Curley  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
518-402-9767  
ruth.curley@dec.ny.gov

#### Site-Related Health Questions

Brad Wenskoski  
New York State Department of Health  
Empire State Plaza  
Corning Tower 1787  
Albany, NY 12237  
518-402-7860  
BEEI@health.ny.gov

**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.**

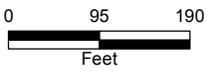
#### **Receive Site Fact Sheets by Email**

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: <http://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.



## Site Location Map

Former Union Wire Corporation  
Long Island City, Queens  
Site No. C241163