



# FACT SHEET

## Brownfield Cleanup Program

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**Site Name:** Queens Plaza Residential Development – Site C

**DEC Site #:** C241169

**Address:** Formerly known as West Street

Have questions?  
See  
"Who to Contact"  
Below

### 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) to address contamination related to Queens Plaza Residential Development – Site C ("site") formerly known as West Street in Long Island City (Queens County). 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 LIC Development Owner, L.P., LIC PHASE I, L.P., LIC PHASE II, L.P., LIC PHASE III, L.P., LIC PHASE I (REIT), L.P., LIC PHASE II (REIT), L.P., and LIC PHASE III (REIT), L.P. (applicants) 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.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C241169>

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **February 8, 2016** through **March 24, 2016**. The draft Remedial Work Plan (RWP) 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:

Excavation of contaminated soil with institutional and engineering controls to manage any residual contamination. All soil exceeding restricted-residential Soil Cleanup Objectives (SCOs) will be removed to a depth of 15 feet below grade (street-level) and properly disposed.

An institution control known as an environmental easement will limit the future uses of the property and prohibit the use of groundwater. Based on post-excavation performance monitoring, an engineering control such as a vapor barrier beneath future buildings may be required to protect future occupants from soil vapor. Any engineering controls will be managed by a Site Management Plan.

No site-related off-site contamination was encountered.

#### *Summary of the Investigation*

The results of the remedial investigation confirmed the presence of soil contamination related to urban fill. For example:

- Semi-volatile Organic Compounds (SVOCs) such as benzo(a)pyrene
- Metals such as mercury

#### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP 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 was formerly a New York City (NYC) street known as West Street. The site is a narrow plot of land perpendicular to Jackson Avenue and is approximately 0.3 acres. It is bordered by Jackson Avenue on the north and surrounded by Queens Plaza Residential Development Site B (C241151) on the east, west and south. The property is approximately 150ft west of Queens Blvd.

**Site Features:** The site is covered by asphalt and concrete sidewalks.

**Current Zoning and Land Use:** The site is located in the Special Long Island City Mixed Use District and is zoned M1-6/R-10 to “support the continuing growth of mixed residential, commercial and industrial neighborhoods by permitting expansion and development of residential, commercial, community facility and light manufacturing uses . . .”

**Past Use of the Site:** Prior to November 18, 2014, the property was a dedicated NYC street operated by the New York City Department of Transportation (NYCDOT). Previously known as Barn Street from 1898 to 1936 and West Street from 1947 to 2014.

**Site Geology and Hydrogeology:** The subsurface soils consist of a fill layer approximately 6 to 8 feet in thickness. The fill is a mixture of fine to medium sand, with some silt and gravel and traces of brick, concrete and cobbles. The fill is underlain by silty sand and glacial deposits followed by a layer of fine sand with intermittent seams of silt and clay. Bedrock is present at approximately 33 to 40 feet below grade. Depth to the groundwater table is approximately 6 feet below grade at the site. Groundwater flow appears to diverge from a high point near the center of 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 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.

Queens Borough Public Library - Court Square Branch  
Attn: Allison McKenna-Miller  
25-01 Jackson Avenue  
Long Island City, NY 11101  
Tel: 718-937-2790

### Who to Contact

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

#### Project Related Questions

Michael Haggerty  
NYS Department of Environmental  
Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7017  
Phone: 518-402-9767  
Email: [michael.haggerty@dec.ny.gov](mailto:michael.haggerty@dec.ny.gov)

#### Site-Related Health Questions

Christopher Doroski  
NYS Department of Health  
Corning Tower, Rm 1787  
Albany, NY 12237  
Phone: 518-402-7860  
Email: [bee@health.ny.gov](mailto:bee@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.**

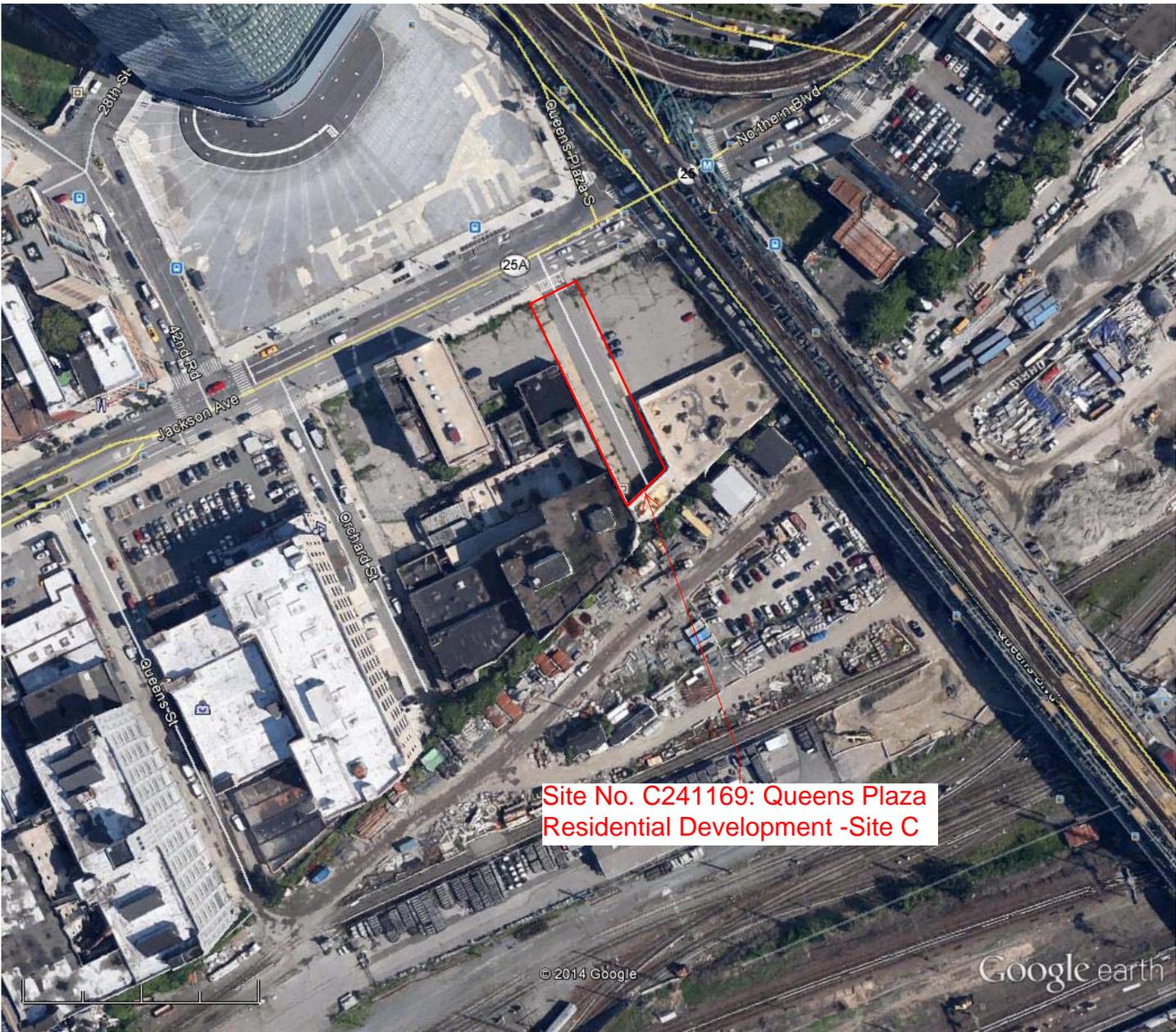
**Receive Site Fact Sheets by Email**

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 No. C241169: Queens Plaza Residential Development -Site C

Google earth

