



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Queens Plaza North  
**DEC Site #:** C241171 Operable Unit 01A \*  
**Address:** 29-37 41st Avenue and 29-27 Queens Plaza North  
Long Island City, NY 11101

Have questions?  
See  
"Who to Contact"  
Below

### Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the Queens Plaza North site ("site") located at 29-37 41st Avenue and 29-27 Queens Plaza North, 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." NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site.

#### How to Comment

NYSDEC is accepting written comments about the proposed IRM work plan for 30 days, from **December 21, 2015** through **January 21, 2016**. The proposed plan is available for 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.

#### Draft Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include:

- Removal of abandoned fuel oil fill ports and associated underground piping in the northeastern corner of Lot 26 near Northern Boulevard and in the western portion of Lot 26 near 41st Avenue, and decommissioning and removal of any associated underground storage tanks (USTs). Confirmation soil samples will be collected from the base and sidewalls of the UST excavation(s) if contaminated soil is removed.
- Excavation and off-site disposal of soil impacted with hazardous concentrations of lead in the western portion of Lot 21.
- Excavation and off-site disposal of historic fill impacted with semivolatile organic compounds (SVOCs) and metals and native soil to depths ranging from approximately 6 to 31 ft below ground surface (bgs) within the footprints of Buildings A, B, and D and the Northern Boulevard

*\*Operable Unit:* An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

Northern Boulevard sidewalk extension. The historical fill material ranges in thickness from approximately 3 to 18 feet.

- Decommissioning and removal of one 2,000-gallon abandoned UST that remains registered on Lot 26, if identified during earthwork activity.
- Stockpiling and off-site disposal of SVOC- and metals-impacted historic fill and native soil generated during drilling of soldier piles, secant piles, and caissons.
- Stockpiling and off-site disposal of soil generated during excavation near soldier piles to allow for installation of tie-backs along the western site perimeter.

### *Summary of Previous Investigations*

#### **Phase I Environmental Site Assessment (ESA) for 29-27 Queens Plaza North in Long Island City, New York, prepared by Middleton Environmental Inc. (MEI), March 10, 2014**

An on-site spill associated with the removal of a 550-gallon gasoline underground storage tank (UST) was reported to NYSDEC (Spill No. 0612458) in 2006. Endpoint soil samples collected following the removal of the UST and underlying contaminated soil indicated “slightly elevated levels of semi-volatile organic compounds (SVOC).” NYSDEC determined that the spill was properly remediated and closed the spill in February 2007. The report also noted that a 5,000-gallon fuel oil aboveground storage tank is located in the cellar of the building, and friable and non-friable asbestos-containing materials (ACM) were observed in multiple areas throughout the building.

#### **Phase I ESA for 29-37 41st Avenue, Phase prepared by Langan, August 7, 2014**

The following RECs were identified:

- Historical Petroleum Bulk Storage (PBS) Tank: An on-site 2,000-gallon fuel oil storage tank is registered with the NYSDEC PBS Database (PBS Facility No. 2-347493). The tank may be associated with a fuel oil fill port observed on the eastern adjoining Northern Boulevard sidewalk. Based on the absence of documentation regarding closure or removal of the tank, historical spills from the tank may have adversely impacted soil, soil vapor and/or groundwater.
- Historical Automotive Repair and Painting Facility (Partially On-Site): An automotive repair and painting facility containing seven gasoline storage tanks was located immediately north of the site along Northern Boulevard between 1936 and 1970. The southern corner of the facility protruded onto the north of the site. Leakage or spillage of petroleum products or solvents associated with the gasoline tanks and facility operations and unauthorized dumping may have adversely impacted soil, soil vapor, and/or groundwater.
- Potential Uncontrolled Backfill: Site grading, following demolition of the former on-site buildings, may have required the import of backfill containing contaminant concentrations above regulatory cleanup objectives.

## **Phase II Environmental Site Investigation (ESI) for 29-37 41st Avenue and 29-27 Queens Plaza North, prepared by Langan, November 3, 2014**

- The geophysical survey identified four anomalies indicative of potential USTs on the northern and eastern portions of Lot 26. One of the anomalies may correspond to an abandoned, registered 2,000-gallon fuel oil UST and/or a fill port located on Northern Boulevard.
- Multiple SVOCs, metals, and pesticides were detected at concentrations above their respective Title 6 New York Codes, Rules and Regulations (6 NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs) in soil samples collected from the borings.
- A sample of historic fill collected near the southeastern portion of the site in SB-5, exhibited a TCLP lead concentration above the USEPA Hazardous Waste Regulatory Limit. This soil will be considered a Resource Conservation and Recovery Act (RCRA) characteristic waste upon excavation.

## **Supplementary Soil and Groundwater Sampling, completed by Langan in January 2015**

The supplemental investigation included the following:

- Advancement of 14 borings on Lot 26 to depths ranging from 10 ft to 24 ft bgs, and collection of 27 grab soil samples for laboratory analysis.
- Advancement of 9 hazardous lead delineation borings on Lot 21 and collection of 10 grab soil samples for laboratory analysis.
- Excavation of 9 test pits on Lot 26 and collection of 9 grab soil samples for laboratory analysis.
- Installation of one permanent well (MW-8) and one temporary groundwater monitoring well on Lot 26, and installation of one permanent well (MW-33) on Lot 21. Three groundwater samples were collected from the wells for laboratory analysis.
- The investigation yielded the following findings:
- VOCs were not identified at concentrations above the Part 375 Unrestricted Use SCOs.
- Soil samples collected from historic fill within three borings and three test pits contained up to six SVOCs above the Part 375 Restricted Residential Use SCOs. One soil boring contained lead at a concentration above the Part 375 Restricted Residential Use SCO.
- Soil samples collected from Lot 21 indicated that hazardous lead waste is confined to an approximate 100 square foot area that extends to a depth of 6 ft bgs.
- Groundwater samples exhibited concentrations of magnesium and sodium above the NYSDEC Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) for Class GA.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

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

## **Background**

**Location:** The Queens Plaza North site is located in an urban area and is comprised of two contiguous lots: 29-27 Queens Plaza North (Block 403, Lot 21) and 29 37 41st Avenue (Block 403, Lot 26). The site is bordered by the Metropolitan Transit Authority (MTA) East Side Access (ESA) tunnel project to the north; Northern Boulevard and commercial buildings to the east; Queens Plaza North and a public plaza (Queens Plaza) to the south; and 41st Avenue and commercial mid and high rise buildings to the west. Elevated and underground subway lines border the site to the east along Northern Boulevard.

**Site Features:** Lot 21 is about 12,600 square feet and is improved with a 10 story commercial office building with a basement and an exterior asphalt paved parking lot. Lot 26 is an L-shaped, about 16,900 square foot parcel that consists of vacant land covered with sand, gravel, vegetative overgrowth, and construction debris. A security fence surrounds the site perimeter.

**Current Zoning/Use:** The site is located in the Queens Plaza Sub-district of the Special Long Island City Mixed Use District. The site's zoning designation is M1-6/R10 (mixed-use manufacturing/residential). The existing building on Lot 21 is currently occupied by multiple commercial office tenants while Lot 26 is vacant.

**Historical Use:** A multiple story commercial bank building occupied the western portion of Lot 26 from approximately 1921 to 2006. The lot included a portion of an automotive repair facility (1936-1970), multiple story buildings of indeterminate use, gymnasium, bowling alley and part of a dance hall in late 1800s and early 1900s. The existing 10-story building on Lot 21 was constructed in 1926 and is currently occupied by multiple commercial office tenants specializing in a variety of services.

**Site Geology and Hydrogeology:** Subsurface strata at the site consist of historic fill characterized by sand with varying amounts of gravel, brick, asphalt and concrete fragments. Historic fill varies in thickness from approximately 4 feet bgs on the southeastern portion to 18 feet bgs on the southwestern portion of the Site. Brown fine to medium grained sand, typical of glacial outwash, underlies the fill. Bedrock exists at depths between 65 and 80 feet below sidewalk grade and consists of gneiss associated with the Ravenswood Grandiorite formation.

Based on the general topography of the surrounding area, the inferred direction of groundwater flow is to the south towards Dutch Kills, which is about 2,600 feet from the site. Dewatering in conjunction with the adjoining MTA ESA tunnel project may depress groundwater levels and alter flow direction at the site and nearby properties.

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

<http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=C241171>

**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  
Attn: Allison Miller  
25-01 Jackson Avenue  
Long Island City, NY 11101

### Who to Contact

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

#### Project Related Questions

MD Hoque  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Phone: (518) 402-9475  
Email: md.hoque@dec.ny.gov

#### Site-Related Health Questions

Christopher Doroski  
New York State Department of Health  
Empire State Plaza, Corning Tower  
Albany, NY 12233  
Phone: (518) 402 7850  
Email: 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*.

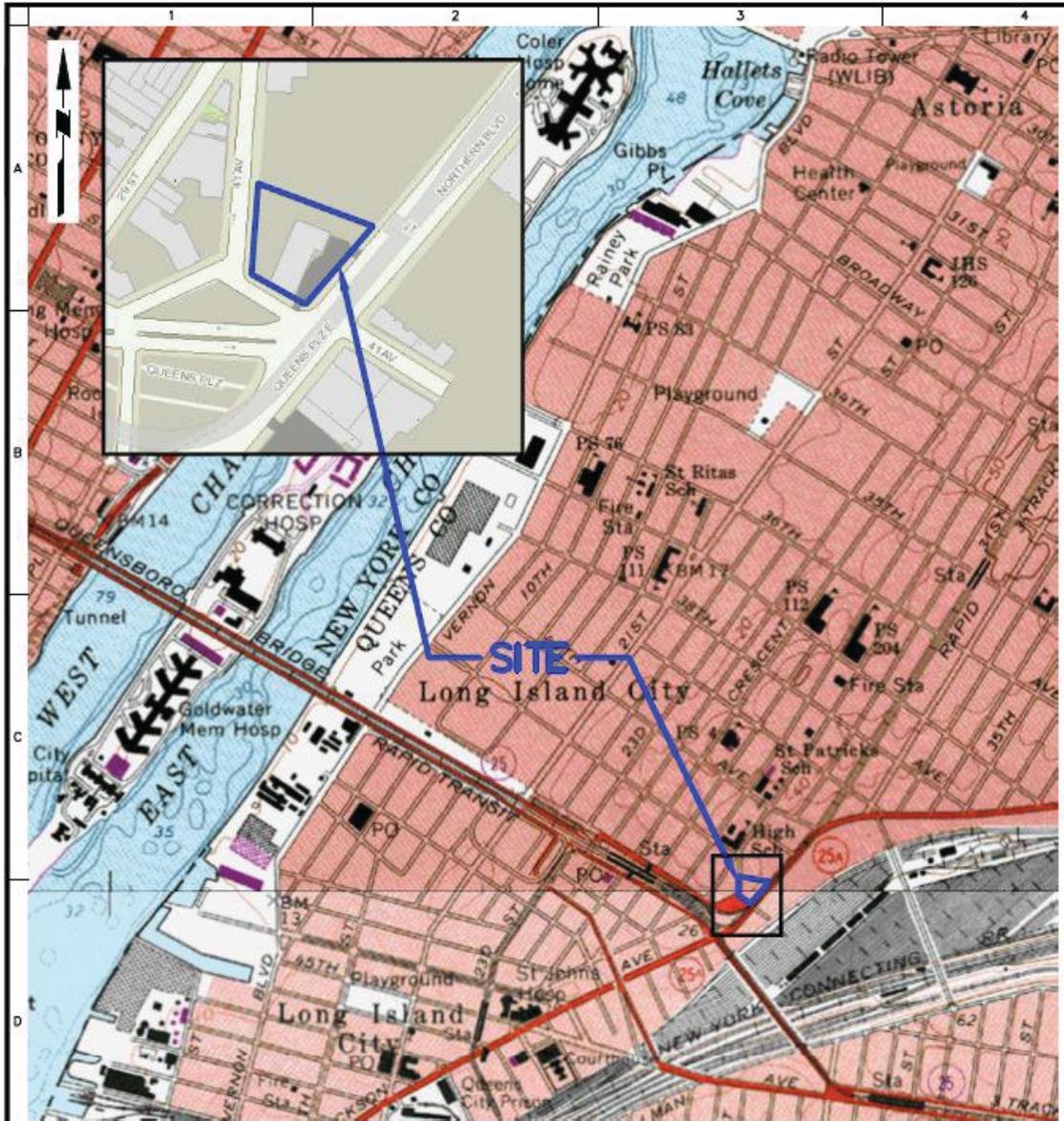


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

# FIGURE 1

## Site Location Map



**LEGEND:**

 SITE BOUNDARY

**NOTES:**

1. BASE MAPS TAKEN FROM UNITED STATES GEOLOGICAL SURVEY (USGS), CENTRAL PARK QUADRANGLE 7.6 SERIES, DATED 1979 AND USGS BROOKLYN QUADRANGLE 7.6 SERIES DATED 1976 .
2. INSERT BASE MAP TAKEN FROM [HTTP://MAPS.NYC.GOV/DOITT/NYCITYMAP/](http://maps.nyc.gov/doitt/nycitymap/)

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Langan Engineering, Environmental, Surveying and  
Landscape Architecture, D.P.C.  
Langan Engineering and Environmental Services, Inc.  
Langan International LLC  
Collectively known as Langan

**Project**

**QUEENS PLAZA  
NORTH**

BLOCK No. 403, LOT Nos. 21 and 26  
LONG ISLAND CITY

QUEENS NEW YORK

**Figure Title**

**SITE LOCATION  
MAP**

**Project No.**

170316401

**Date**

01/30/2015

**Scale**

NTS

**Drawn By**

MLR

**Submission Date**

03/10/2015

**Figure No.**

**B-1**

Sheet 1 of 4