FACT SHEET

Brownfield Cleanup Program

ABC – Block 25
4-40 44th Drive
Long Island City, NY 11101

SITE No. C241173

May 2016

NYSDEC REGION 2

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 (NYSDEC) to investigate the ABC – Block 25 (the "Site") located at 4-40 44th Drive, Long Island City, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Plaxall Realty Sub, LLC ("Participant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **May 11th** through **June 10th, 2016.** The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Site Description: ABC Block 25 (Block 25, Lot 15) is 4.65 acres and is located on the city block bounded by 44th Drive to the north, 5th Street to the east, Anable Basin to the south, and the East River to the west. The site is occupied by a single-story outdoor eating and drinking establishment on the western portion of the Site, two single-story storage and warehouse facilities in the center of the Site, and a two-story warehouse facility and parking lot on the eastern portion of the site. Current and historical uses of the property included the following: an oil refinery which contained several large aboveground storage tanks (ASTs) of various sizes, an iron foundry, coal yards, an asphalt company, and paint works. Environmental investigations performed to date indicate that the site soil and groundwater is contaminated with petroleum, semi-volatile organic compounds and metals associated with historic use. However, a complete environmental investigation has not yet been performed.

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. Key components of the investigation work include:

- Installing and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and

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

Queens Library at Court Square
25-01 Jackson Avenue
Long Island City, NY 11101
Call for hours: (718) 937-2790

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

Community Board No. 2
43-22 50th Street
Woodside NY 11377
Call in advance: (718) 533-8773

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

Project Related Questions
Sondra Martinkat, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4891
sondra.martinkat@dec.ny.gov

Public Health questions:
Harolyn Hood
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

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

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- Installing and sampling groundwater wells to identify possible impacts from areas of concern both on-site and off-site.

Next Steps: NYSDEC 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 the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241173) at:

http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

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:
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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