



FACT SHEET

Brownfield Cleanup Program

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Site Name: 31/32 LIC LLC
DEC Site #: C241182
Address: 37-29 31st Street
Long Island City, NY 11101

Have questions?
See
"Who to Contact"
Below

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

The public is invited to comment on the Remedial Investigation Report and proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to 31/32 LIC LLC site ("site") 37-29 31st Street Long Island City, NY. Please see the map for the site location. Documents related to the investigation and 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 31/32 LIC LLC (applicant) 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/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C241182>

Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted. The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

A Remedial Investigation (RI) was conducted in May, 2016. The investigation consisted of environmental sampling and field observations to assess the impact contamination may have to public health and define the nature and extent of contamination in the soil, groundwater, and soil vapor. This information collectively was utilized in the development of a remedial action work plan to address site contamination.

The RI found the following contamination:

Soil: Metals consistent with historic fill were detected above Unrestricted Use Soil Cleanup Objectives (SCOs) across the site in the top 2 to 5-feet of soil. Semi-Volatile Organic Compounds

(SVOCs) were also detected in the top 2-feet of soil above unrestricted use SCOs in the northwestern and northeastern corners of the site.

Groundwater: Volatile Organic Compound (VOC), chloroform, was detected at concentrations slightly above groundwater quality standards in the western portion of the site.

Soil Vapor: Low levels of VOCs were noted throughout the site in soil vapor samples, except for Trichloroethene (TCE), which was detected at elevated levels. Vapor samples were collected at 10-feet below ground surface (bgs) with detections between 945 - 725 micrograms/meter-cubed (ug/m³) located at the northern boundary of the site. The highest detection was 2,284 ug/m³ located in the southeastern corner of the site along 32nd Street.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site to be a significant threat due to the elevated TCE levels in soil vapor.

The proposed remedy consists of:

On-site soils that exceed any of the unrestricted use SCOs, as defined by 6 NYCRR Part 375-6.8, will be excavated and transported off-site for disposal at an approved location with applicable Federal, State, and local rules and regulations for handling, transport, and disposal.

Contaminated material to be removed includes the top 3-6 feet of soil. End-point samples will be collected to evaluate the performance of the remedy with respect to the unrestricted use SCO goal. Clean fill meeting the requirements of 6 NYCRR Part 375 6.8(a) will be imported to the site to backfill the excavation as necessary. The soil vapor impacts to the site will be addressed by the remedy.

In the event that excavation of contaminated soils to the unrestricted use SCOs cannot be achieved, on-site soils will be excavated to achieve restricted use SCOs. The site will also have institutional controls in the form of an environmental easement and a site management plan for the property. Any area of the site that is not covered by the building or sidewalk/pavement will have two feet of soil cover meeting restricted-residential SCOs to protect future exposure to site contamination.

During the excavation activities the applicant will also conduct limited off-site soil vapor sampling to delineate the soil vapor contamination. This sampling plan will include sub-slab and indoor sampling. Sub-slab samples will be collected from the surrounding sidewalks and neighboring residential buildings.

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **September 13, 2016** through **October 28, 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.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see “Where to Find Information” below).

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 31/32 LIC LLC site is a 0.40-acre parcel located in a well-developed area of a mixed-use of commercial and residential buildings. The site address is 37-29 31st Street, Long Island City, NY, 11101 (formerly 37-26 32nd Street and 37-27 31st Street). The site fronts both 31st Street and 32 Street and is located between 37th and 38th Avenue. Elevated New York City Subway tracks are located along the 31st Street frontage of the property.

Site Features- Currently the site is developed with two one-story structures. There is no open space on the property as the buildings fully cover the tax lot. One structure fronts on 31st Street and the other fronts on 32nd Street. The structures are both slab on grade with small partial cellars.

Current Zoning and Land Use – The site has three tenant spaces. Two spaces are vacant and one space, the northeast space along 31st Street, is occupied by an auto body shop. The current zoning designation is M1-2/R6A which includes light manufacturing and residential use. The proposed use is consistent with existing zoning for the property.

Past Uses of the Site – The site and its surrounding properties were undeveloped until about 1915 when 3rd Avenue traversed the site from northeast to southwest until 1936. Since 1936, the property has undergone multiple tenants which included: tool manufacturing and plating works (1947-1950); lighting factory (1953); welding equipment warehouse (1970-1979); food cart manufacturer, refrigeration facility, and metal shop (1977- 2015); and an auto body facility (1980 – present). Past uses identified, most likely contaminated the property through on-site disposal of materials through historic drains, sumps, and pits.

Site Geology and Hydrogeology - The property is underlain by glacial and alluvial deposits with Harrison Gneiss underlying. Medium grain sand and fill extend to three feet below grade and medium grain sand from three to 23 feet below grade. The site is relatively level and has no natural or artificial surface water bodies or impoundments.

The depth of the shallow groundwater ranges from 22 to 23 feet below grade. Shallow groundwater beneath the site flows to the southwest towards the East River and Dutch Kills. Underlying groundwater in this area of Queens is not used for potable supply purposes. Potable water is provided to the residents by the NYC Department of Environmental Protection.

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=C241182>

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 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>

FOR MORE INFORMATION

Where to Find Information

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

Queens Library - Astoria Branch
14-01 Astoria Blvd.
Astoria, NY 11102
phone: (718) 278-2220

Queens Community Board 1
45-02 Ditmars Blvd
LL Suite 1025
Astoria, NY 11105
phone: (718) 6261021

Who to Contact

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

Project Related Questions

Caroline Eigenbrodt
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9767
Email: caroline.eigenbrodt@dec.ny.gov

Site-Related Health Questions

Kiran Mall
New York State Department of Health
Empire State Plaza Corning Tower Room
1787
Albany, NY 12237
Tel: (518) 402-7860
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.

Site Location Map

