



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Long Island City Center  
43-02 to 43-40 24<sup>th</sup> Street  
Long Island City, NY 11101

May 2019

SITE No. C241189  
NYSDEC REGION 2

### Where to Find Information:

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

#### **Queens Public Library - Court Square**

25-01 Jackson Avenue  
Long Island City, NY 11101  
(718) 937-2790

#### **Queens Community Board 2**

43-22 50<sup>th</sup> Street, Room 2B  
Woodside, NY 11377  
(718) 533-8773

### Who to Contact:

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

#### **Project-Related Questions**

Mandy Yau, Project Manager  
NYSDEC  
47-20 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4897  
[man-tsz.yau@dec.ny.gov](mailto:man-tsz.yau@dec.ny.gov)

#### **Project-Related Health Questions**

Sarita Wagh  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## 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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Long Island City Center site ("site") located at 43-02 to 43-40 24<sup>th</sup> Street, Long Island City, New York 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 to the left under "Where to Find Information."

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 to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **May 30** through **July 13, 2019**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed restricted residential use remedy consists of:

- Excavation and off-site disposal of soil exceeding the restricted residential soil cleanup objectives (SCOs) to a maximum depth of 15 feet below ground surface (bgs);
- Collection and analysis of soil samples to confirm SCOs have been achieved and/or to document the quality of soil to remain in place after the remedy;
- Dewatering and treatment, as necessary, of impacted groundwater to accommodate excavation;
- Backfilling of excavated areas to development grade with site soil meeting the applicable SCOs or imported clean soil, stone, or recycled concrete aggregate;
- Development and implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during the remediation phase;
- Development and implementation of an approved Site Management Plan (SMP) for long-term management of engineering and institutional controls; and

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- Recording of an Environmental Easement (EE) to memorialize the engineering and institutional controls to require future owners of the site to continue to maintain these controls.

The proposed remedy was developed by LICCD LLC, Long Island City Center LLC, and Long Island City Center II LLC (collectively the Applicant) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The Applicant 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.

**Site Description:** The site is 1.30-acres and is bounded to the north by a five-story office building, to the west by 23<sup>rd</sup> Street, to the south by 44<sup>th</sup> Road, and to the east by 24<sup>th</sup> Street. The elevated NYC Transit No. 7 subway structure runs along 23<sup>rd</sup> Street. The site is currently a vacant lot covered by the former building's concrete foundation slabs and was formerly improved by a two-story warehouse building and a one-story parking garage. The parking garage was demolished in August 2016 and the warehouse building was demolished in April 2017.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241189) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), metals, pesticides, and polychlorinated biphenyls (PCBs), which are present site-wide in historic fill, and VOCs in groundwater and soil vapor.

**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](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.

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Site Location Map

