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FACT SHEET #2

BROWNFIELD CLEANUP PROGRAM

OCA LIC Fifth Street

Mixed-Use Housing
Long Island City, NY

December 2008

Site#: C241098

NYSDEC Region 2

Remedial Investigation Report under review

This fact sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP"). You have been sent this fact sheet because you own or live on property near the OCA LIC Fifth Street Mixed-Use Housing Site ("Site") or because the NYSDEC believes you may otherwise be interested in activities at the Site.

The NYSDEC, working in conjunction with the New York State Department of Health ("NYSDOH"), is currently reviewing for approval a draft Remedial Investigation Report ("RIR"). The RIR summarizes the remedial investigation activities completed at the site in accordance with the approved Remedial Investigation Work Plan. The RIR was submitted by the Site owner, OCA Long Island City, LLC ("the Volunteer"), pursuant to a Brownfield Cleanup Agreement entered between the Volunteer and the NYSDEC. Project documents are available for public review at the document repository listed on the left-hand side of this page. *Your comments are important and strongly encouraged.* Please direct comments to the NYSDEC contact listed on the left-hand side of this page.

Background: The Site was primarily covered with 1-, 2-, and 3-story buildings which were constructed in several stages and were operated for a variety of industrial uses, including metals manufacturing. Several of these building have been demolished, and the Site is now covered with concrete building slabs and is enclosed by a chain link fence. The original portions of the Site buildings were initially constructed during the early 1900s. A majority of the buildings were constructed on concrete slabs with no basements, with the exception of the eastern section of the building along 46th Road (5-20 & 5-36 46th Road), which included basements. The buildings on the Site are a mixture of brick and concrete block construction.

Highlights of Remedial Investigation Report

- Volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metal were detected above the NYSDEC soil cleanup objectives in subsurface soil. VOCs and SVOCs are chemicals which are used in a variety of industrial activities.
- VOCs, SVOCs, and metal were detected in groundwater above applicable standards.
- There are two water-bearing zones immediately beneath the Site: a perched-water (upper) zone and an underlying sand aquifer that are separated by a semi-impervious clayey peat layer (10 to 12 feet below ground surface).
- Light non-aqueous phase liquid (LNAPL) was detected in the perched-water zone. The sources of LNAPL appear to be related to the historic manufacturing operation on-Site, as well as on-Site underground storage tanks.
- LNAPL and polychlorinated biphenyls (PCBs) were detected in the sand aquifer at the most up-gradient portion of the Site.
- Soil gas and sub-slab sample indicated that tetrachloroethylene (PCE), Methylene chloride were detected at concentration above those provided in the New York State Department of Health (NYSDOH) guidance document.

Significant Threat Determination: As part of every BCP project NYSDEC, in conjunction with NYSDOH, is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations 6 NYCRR Part 375. Based on the results presented in the RIR, NYSDEC has determined that the site represents a significant threat to 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. As such, funding for a Technical Assistance Grant, or TAG, will be available to qualifying community groups. Please visit: <http://www.dec.ny.gov/regulations/2590.html>, or contact the NYSDEC project manager for more information on how to apply for a TAG.

Next Steps: Upon the Department approval of the RIR, volunteer will submit a Remedial Action Work Plan (RAWP) which outlines the proposed remedial activities to cleanup the contamination. Future fact sheet will be provided to keep you informed of the project progress.

You are encouraged to review the project documents located at the repository noted on the front page of this fact sheet, and to contact representatives of NYSDEC or NYSDOH at any time with questions, comments, or concerns. If you know anyone who would like to be added to the mailing list for this project, please have them contact the NYSDEC representative identified on the front page of this fact sheet.

OCA LIC Fifth Street Mixed-Use Housing Site Location Map

