

**NEW YORK STATE  
DEPARTMENT OF**



**ENVIRONMENTAL  
CONSERVATION**

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

**FACT SHEET # 7  
BROWNFIELD CLEANUP PROGRAM**

OCA LIC Fifth Street  
Mixed-Use Housing  
Long Island City, NY  
Site No.: C241098  
NYSDEC REGION 2

**August 2010**

**Remedial Action Update**

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 site is located along the eastern side of 5<sup>th</sup> Street between 47<sup>th</sup> Avenue and 46<sup>th</sup> Road in Long Island City.

**Site Description:** The Site was formerly occupied by 1-, 2-, and 3-story buildings which were constructed in several stages and were operated for a variety of industrial uses, including metals manufacturing. All the buildings on site have been demolished. The site is enclosed by a chain link fence. Most of the Site buildings were initially constructed during the early 1900s. The Site had previously been used for varnish works, an ink factory, metal castings and plating, cleaners and dyers and a dry cleaner. Hazardous materials associated with the historical uses include: industrial solvents, lubricating and cutting oils, metal polishing material, plating bath solutions, paint and painting products and dye products. OCA Long Island City, LLC (the Volunteer) entered into a Brownfield Cleanup Agreement with NYSDEC in June 2007 to investigate and remediate the Site.

**Remediation to Date:** Implementation of the approved Remedial Action Work Plan (RAWP) dated July 2009 commenced in December 2009. The approved RAWP proposed a Track 4 Restricted Use remedy in accordance with the requirements of 6NYCRR part 375 with site-specific soil cleanup objective. The site-specific soil cleanup established were the Part 375-6.8(b) Restricted use soil cleanup objectives for residential use (RUSCOs).

Remedial activities completed to date include the excavation and removal of all on-site underground storage tanks (USTs), excavation and off-site disposal of contaminated soil down to about 7 feet below street grade, and collection and analysis of end point samples. End point samples collected at the completion of the soil excavation and UST removal have indicated that the RUSCO for lead (400 parts per million) were not met in a majority of the end point samples collected, with three sampling locations exceeding 1000 parts per million (ppm) for lead. In addition, the Volunteer failed to perform all of the end point sampling required by the approved RAWP. As a result, the Volunteer submitted an RAWP Addendum dated July 8, 2010 to address these issues.

**Highlights of the RAWP Addendum:**

- Modify the site-specific soil cleanup objective for lead from 400 ppm to 1000 ppm which is consistent with the restricted use soil cleanup objective for commercial use;
- Collect three additional end point samples within the former RCRA area to satisfy the sampling frequency requirement of the approved RAWP;
- Collect four end point samples from the UST excavation areas satisfy the sampling frequency of the approved RAWP;
- Excavation and off-site disposal of soil from 3 areas which exceed the revised RUSCO for lead of 1000 ppm.
- Collect end point samples from 3 additional excavation areas to confirm that remedial goals have been achieved.

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# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** After the Volunteer completes the additional activities proposed in the RAWP Addendum, it will prepare a Final Engineering Report (FER) and submit it to NYDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved. Future fact sheet will be provided to keep you informed of the project progress.

**Brownfield Cleanup Program Overview:** New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers or Participants to investigate and/or remediate

contaminated Sites. The goal under the BCP is to remediate sites to a level that is protective to public health and the environment consistent with the proposed uses of the site. When a Volunteer or Participant completes work, a release from liability from the NYSDEC is provided with standard reservations.

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager. 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. For further information on New York's Brownfield Cleanup Program, please visit the Department's web site at: [www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

**Figure 1 Site Map**

