



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Queens Plaza Residential Development - Off-Site

DEC Site #: C241105A

Address: 28-10 Jackson Avenue, Long Island City

Have questions?
See
"Who to Contact"
Below

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) to address contamination related to Queens Plaza Residential Development – Off-Site ("site") at 28-10 Jackson Avenue in Long Island City (Queens County). Please see the map for the site location. Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information."

The cleanup activities will be performed and funded by LIC Operator Co., LP with oversight provided by NYSDEC.

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=C241105>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from December 14, 2015 through January 27, 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.

The proposed remedy consists of:

Excavation of contaminated soil is not feasible at this site so the primary remedial action is containment of source material with institutional/ engineering controls to protect human health and the environment from future exposures. Containment will be achieved via installation of a perimeter cut-off wall/ concrete cap to isolate contamination and installation of a recovery well within the perimeter cut-off wall to provide hydraulic control. An in-situ chemical oxidation program will be conducted during the site management phase to treat soil and groundwater contamination within the perimeter cut-off wall. An environmental easement will restrict the future uses of the property and require compliance with a Site Management Plan. The Site Management Plan will manage residual contamination and prevent potential exposure through the use of engineering controls (cover system, vapor barrier, sub-slab depressurization system).

An institutional control is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.

Summary of the Investigation

The results of the remedial investigation confirmed the presence of soil, groundwater and soil vapor contamination related to the former operations of the adjacent BCP site known as Queens Plaza Residential Development (Site No. C241105). The following contamination was encountered:

Soil

- Volatile Organic Compounds or VOCs (for example: benzene)
- Semi-Volatile Organic Compounds or SVOCs (for example: naphthalene)
- Pesticides (for example: 4,4'-DDT)
- metals (for example: lead)

Groundwater

- VOCs (for example: benzene)
- SVOCs (for example: 2,4-dimethylphenol)
- Pesticides (for example: 4,4-DDT)

Soil Vapor

- VOCs (for example: tetrachloroethylene)

Next Steps

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. LIC Operator Co., LP 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 Queens Plaza Residential Development - Off-Site, also known as Tax Lot 14 Block 264, is located at 28-18 Jackson Avenue in Long Island City. This site is a rectangle-shaped parcel bounded on the north by the Jackson Avenue; to the west and south by Queens Plaza Residential Development (C241105); and to the east by New York City Transit subway electrical switching station.

Site Features: Prior to demolition in late 2014, the site was covered by one 5-story building. The site is currently unoccupied.

Current Zoning and Land Use: The site is currently unoccupied and is zoned M1-6/R10 (Manufacturing and Residential) under the special Long Island City Mixed Use District; the surrounding area is a longstanding mix of residential, commercial, industrial and cultural uses at varying densities.

Past Use of the site: The site was historically occupied by a blacksmith, wagon and carpenter shops in the 19th century. The now razed 5-story brick building was built circa 1915 and was occupied primarily by commercial occupants including a battery and ignition service, a paint store, a restaurant, a liquor store and an exterminator. The site was also used for residential purposes from the 1960s to the 1990s.

Site Geology/Hydrogeology: The site stratigraphy consists of a surficial layer of urban fill underlain by silt and sand strata. The deeper sandy stratum is a compact glacial till that lies above bedrock. The fill is approximately 5 to 7 feet thick. The fill is shallower on the southern edge of the site and thickens moving to the north towards Jackson Avenue. The fill is composed of sand and silt with trace amounts of gravel, brick and concrete fragments.

The fill is underlain by a stratum of greyish brown silt ranging in thickness from 3 to 9 feet. Discontinuous thin layers of silty sand underlie the fill in some places before reaching the thicker silt stratum. Greyish brown fine and medium sand underlies the silt stratum and continues to bedrock, which ranges from 13 to 37 feet below grade (fbg). Prior to construction dewatering on the adjacent property, the average depth to groundwater measured 10 fbg and the inferred groundwater flow direction was to the southwest.

FOR MORE INFORMATION

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

Where to Find Information

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

Queens Borough Public Library - Court Square Branch
Attn: Allison McKenna-Miller
25-01 Jackson Avenue
Long Island City, NY 11101
Tel: 718-937-2790

Who to Contact

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

Project Related Questions

Michael Haggerty
NYS Dept of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7017
Tel: 518-402-9767
Email: michael.haggerty@dec.ny.gov

Site-Related Health Questions

Christopher Doroski
New York State Department of Health
Corning Tower, Rm 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 No. C241105A
Queens Plaza Residential
Development Off-Site

Google earth

