NEW YORK STATE | Department of Environmental Conservation

June 2016

FACT SHEET

Brownfield Cleanup Program

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

Site Name: **Queens Medallion Leasing**
DEC Site #: **C241144**
Address: **21-03 44th Avenue, Long Island City 11101**

Have questions? See "Who to Contact" Below

Remedial Investigation Report Issued and 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 Medallion Leasing ("site"), located at 21-03 44th Avenue in Long Island City, NY 11101. The public is also invited to view the draft Remedial Investigation report for the site. Please see the map for the site location. Documents related to the 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 Exclusive Realty Services, 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.

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.

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=C241144

How to Comment
NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **July 1, 2016 through August 14, 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:

1. Maintenance of the existing site-wide cover to restrict access to contaminated soils and groundwater beneath the building and alleyway;

2. Design and installation of a sub-slab depressurization system to prevent vapors from

contaminated groundwater from entering the building;

3. Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- Require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls;
- Allow the use and development of the controlled property for restricted residential use, although land use is subject to local zoning laws;
- Restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or New York City Department of Health (NYCDOH); and
- Require compliance with the Department-approved Site Management Plan.

4. Implementation of a Site Management Plan in order to properly maintain the remedy, as well as provide for a method by which site owners periodically report to the NYSDEC on the remedy's effectiveness.

Summary of the Investigation
Investigations conducted during a 2008 site characterization indicated a plume of Chlorinated Volatile Organic Compounds (CVOCs), primarily tetrachloroethene (PCE), extending from the vicinity of the property at 21-03 44th Avenue to the northern edge of the Technology High School one block to the south, and possibly beyond (note, the school has already implemented vapor mitigation measures under a separate program, and therefore, soil vapor is not considered to be a possible exposure pathway for the school). Chromium is also present in site groundwater.

Soil:
Studies did not detect Volatile Organic Compounds (CVOCs) above groundwater protection Soil Cleanup Objectives (SCOs) in site soils, although some early studies did show soil contamination with chromium well above the groundwater protection SCO of 1 part per million (ppm). The chromium-contaminated soil was removed during a self-directed remedial action by a previous site owner, and endpoint samples were collected to demonstrate a proper cleanup had been achieved. The recent investigation showed the presence of PCE at 6.9 ppm in one boring at the site; however, that boring was sampled beneath the groundwater table and it appears that the contamination detected may be attributed to the elevated levels of groundwater contamination known to be present in the vicinity of the building.

Groundwater:
Standards, criteria, and guidance levels for groundwater were exceeded for PCE at 36,000 micrograms per liter (ug/l) or parts per billion (ppb) vs. a standard of 5 ppb and chromium as high as 1,500 ppb vs. a standard of 50 ppb. Trichloroethylene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE) and vinyl chloride also exceeded standards, however to a lesser degree.

Soil Vapor:
The most frequently detected CVOCs in sub-slab samples were PCE, TCE, and 1,1,1-trichloroethane (1,1,1-TCA). At least one of these compounds was detected in five of the six sub-slab samples at concentrations indicating that mitigation may be required. Collocated indoor air samples indicated that soil vapor intrusion may be occurring, although the results did not indicate an immediate action was necessary.

The highest sub-slab concentration of PCE was 18,000 micrograms per cubic meter (ug/m3), which was collocated with the highest indoor air concentration of 57 ug/m3. TCE was found as high as 5,700 ug/m3 in sub-slab soil vapors, and at a level of 2.4 ug/m3 in indoor air, though this sample was not located in the vicinity of the highest sub-slab sample. 1,1,1-TCA was found at a high of 3,100 ug/m3, and the collocated indoor air sample contained 18 ug/m3. All of the indoor air concentrations were at their highest in the first round of sampling, and concentrations of PCE and other CVOCs in subsequent sampling were either less than 1 ug/m3 or below detection limits.

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 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

Site Location: The proposed Brownfield Cleanup Program (BCP) site is located approximately 0.5 miles east of the East River on the corner of 21st Street and 44th Avenue at 21-03 44th Avenue in Long Island City, Queens.

Site Features: The site is an irregularly shaped parcel consisting of one tax parcel approximately 0.42 acres in size. The property is developed with a single, two-story commercial building constructed in 1929 which is constructed of masonry and stucco.

Current Zoning and Land Use: The site area is zoned as M1-4, which allows for manufacturing, commercial and certain community uses. The site is currently used as a taxi dispatch facility. In the immediate vicinity of the site, there are manufacturing and commercial businesses. A New York City high school is located approximately three hundred fifty feet to the south of the site. The nearest residential area is approximately four hundred feet south of the site, along 44th Road.

Past Use of the Site: Prior uses of the building include metal plating and the painting of radium dials. Light to medium grade manufacturing has been conducted immediately to the north and east of the site for over fifty years, and warehousing and frame manufacturing are conducted to the south.

Site Geology and Hydrogeology: Soil at the site consists of historic fill mixed with silty sands to a depth of approximately nineteen feet, with bedrock below this depth. Groundwater is encountered at approximately twelve feet below ground surface, and the flow is generally to the south.

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 of contamination.

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 at Long Island City
37-44 21 Street
Second Floor, Room 2B
Long Island City, NY 11101
Tel: (718) 752-3700

Queens Community Board No. 2
Ms. Deborah Martell-Kleinert
43-22 50th Street, 2nd Floor, Room 2B
Woodside, NY 11377
Tel: (718) 533-8773

Who to Contact

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

Project-Related Questions
Jonathan Greco
New York State Department of Environmental Conservation
625 Broadway, 12th Floor
Albany, NY 12233
Tel: (518) 402-9694
Email: jonathan.greco@dec.ny.gov

Site-Related Health Questions
Ms. Dawn Hettrick
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.

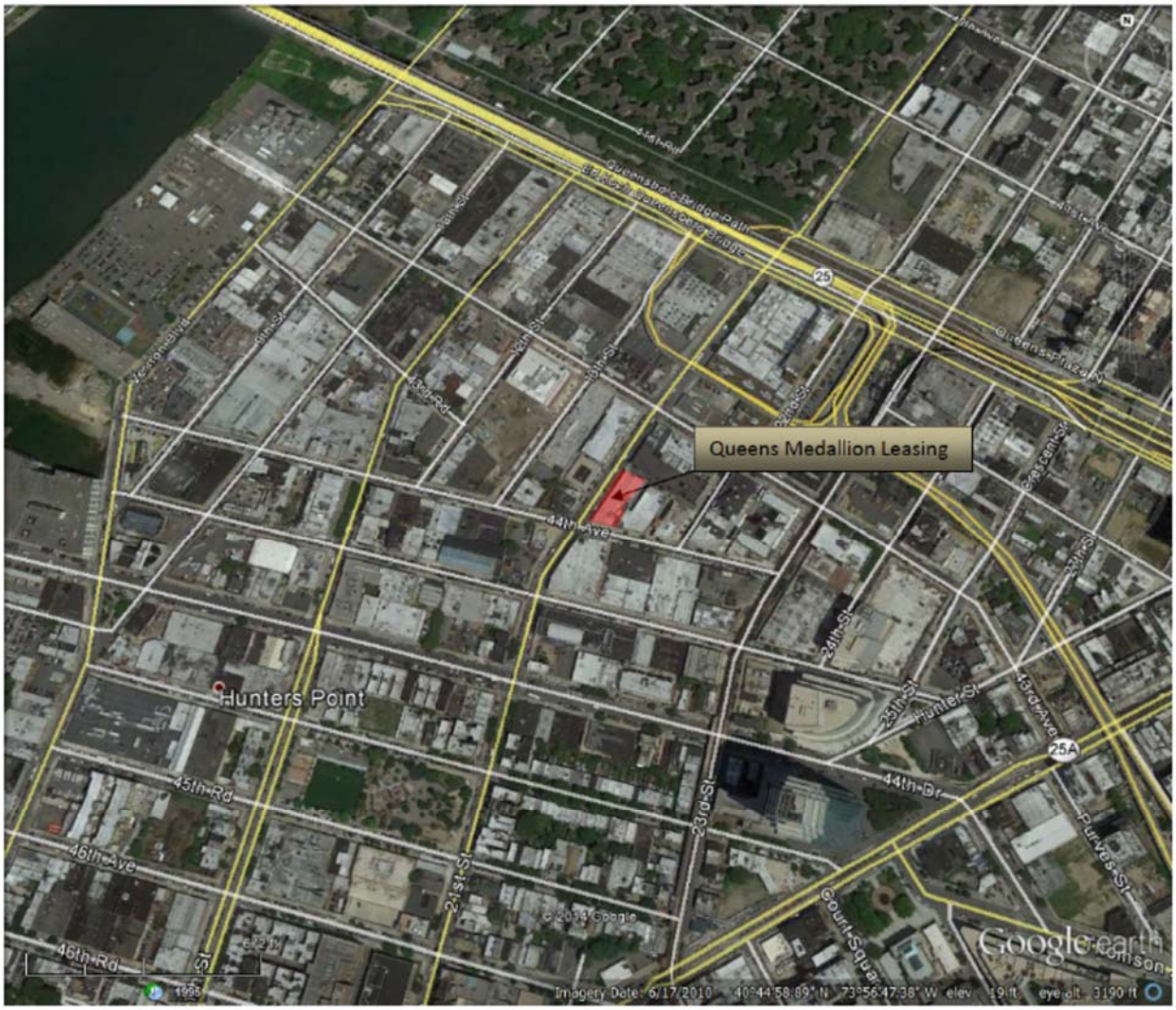

Figure 1: Site Location; 21-03 44th Avenue, Long Island City