

July 19, 2013

Barb Wolosen
Site Control Section
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020

**Re: Brownfield Cleanup Program Application
23-01 42nd Road
Long Island City, New York
Langan Project No.: 170244602**

Dear Ms. Wolosen:

In response to your letter dated July 18, 2013, we have revised the 23-01 42nd Road NYSDEC BCP application. Bulleted points from your letter are included below with responses regarding how the application was revised.

Section I – Requestor Information

- NYSDEC Comment: The Requestor Relationship to Property has both the Previous Owner and the Current Owner boxes checked. Only one box is to be selected, please check the appropriate box. If the requestor is not the current owner, Proof of Access for the requestor throughout the BCP project must be submitted.
 - Response: Section I of the BCP application was revised to identify the Requestor as the Current Owner.

Section II – Property Information

- NYSDEC Comment: The tax parcel address was not provided. Please include this address.
 - Response: Section II of the BCP application was revised to include the tax parcel address.
- NYSDEC Comment: Question 3 is checked “no” however question 4 has the “0-49%” box checked. Please reconcile this difference.
 - Response: “0-49%” box was unchecked.

- NYSDEC Comment: Exhibit 3 Drawing 3 is a scale of 1 inch equals 150 feet. This map is to be of a scale no less than 1 inch equals 200 feet with a distance of at least 1,000 feet around the proposed boundary with adjacent property owners clearly identified. Please revise this map to a larger scale.
 - Response: Drawing 3 was revised per the comments above.
- NYSDEC Comment: Due to changes on page 2, the requestor is required to initial the bottom of page 2 when resubmitting.
 - Response: The requestor has initialed the bottom of page 2.

Section III – Current Property Owner/Operator Information

- NYSDEC Comment: The Operator's Name is stated as "Same as Owner" however application Section IX question 1 has current use checked "vacant". Please reconcile this difference.
 - Response: The operator information was removed from Section III.

Section VI – Project Description

- NYSDEC Comment: The scope of the project is vague. Please provide a more detailed explanation of the scope of work (i.e.: investigate, demolition, remediation, construction etc.).
 - Response: The scope of the project provided on page 3 of the Addendum was revised to include a more detailed explanation of the scope of work.

Section VII – Property's Environmental History

- NYSDEC Comment: Exhibit C title page should state what reports are contained on the included cd or the cd itself should state what reports are contained on the cd. Please reconcile as appropriate.
 - Response: The title page for Exhibit C and the cd itself state what reports are contained within.

Section VIII – Contact List Information

- NYSDEC Comment: The address for Mayor Bloomberg needs to include the actual address for City Hall. Please revise this contact information.
 - Response: Section VII of the Addendum was revised to include the address to City Hall.
- NYSDEC Comment: The Apex Technical School which is listed in Item 2 should also be included under Item 6. Please revise Item 6 to include this school and include the name of the Administrator for that school.
 - Response: Section VII of the Addendum was revised to include the Apex Technical School in Item 6 and the administrator was provided.

This BCP application is submitted on behalf of QPS 23-10 Development LLC for the property located at 23-01 42nd Road in Long Island City, New York. (the "Site"). Langan is the environmental consultant of record and David Yudelson of Sive Paget & Riesel P.C. will serve as environmental counsel. A Remedial Investigation Work Plan and Interim Remedial Measures Work Plan are attached to this application.

The redevelopment of the Site will be significantly complicated by environmental contamination related issues. Based on this we respectfully request entry into the BCP. The Site (also identified as Tax Block 425, Lot 1) consists of a vacant two-story concrete building and is located in Long Island City, one of the oldest industrial areas of New York City. Prior to becoming vacant, the Site was extensively used for manufacturing purposes since at least 1947. Former manufacturing use included the generation of hazardous wastes including various heavy metals (cadmium, lead, barium and mercury) and ignitable waste.

There are known releases of petroleum and chlorinated solvents at and in the immediate vicinity of the Site

An environmental site assessment identified petroleum contamination in soil and groundwater. Chlorinated solvents were also found in groundwater. An active 5,000-gallon #2 fuel oil aboveground storage tank (AST) and at least three suspect gasoline underground storage tanks (UST) exist on the Site. There is no documentation that any of the suspected USTs were closed in accordance with applicable laws and regulations. There is also a fill port and related underground piping located on the west side of the building. Geophysical anomalies indicative of USTs were identified in the vicinity of the fill port and associated piping. Inside the building there is staining and significant abandoned former product lines. Adjacent properties also have known contaminants that may be impacting the Site.

The relevant reports and data are attached to the application. Thank you in advance for your consideration of this application.

Please call with any questions.

Sincerely,
**Langan Engineering, Environmental, Surveying
and Landscape Architecture, D.P.C.**



Joel B. Landes, P.E.
Vice President

Enclosure(s): BCP Application-revised
 Remedial Investigation Work Plan
 Interim Remedial Measures Work Plan

cc: J. O'Connell- NYSDEC, Region 2
 N. White- 23-10 Development LLC
 David Yudelson- Sive Paget & Riesel P.C.
 M. Burke- Langan