



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 23-01 42nd Road
DEC Site #: C241152
Address: 23-01 42nd Road
Long Island City, NY 11101

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 23-01 42nd Road site ("Site") located at 23-01 42nd Road, Long Island City, NY under New York State's Brownfield Cleanup Program (BCP) have been or will be met. Please see the map for the site location.

The cleanup activities were performed by QPS 23-10 Development LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the Site. Copies of the FER and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

The major components of the final remedial action implemented at the Site included:

- Placement of a cover system, which included a building and paved areas that cover the entire footprint of the Site. This will limit direct exposures to any residual contamination in the subsurface soils.
- Areas beneath the building footprint and paved areas were underlain with a demarcation barrier and covered with at least two feet of clean soil to limit direct exposures to any residual contamination in the subsurface.
- The on-site building was constructed with a sub-slab depressurization system to prevent the migration of vapors into the building from the subsurface.

Additional Details

An Interim Remedial Measure (IRM) was implemented at the Site in November 2013 and in April/May 2014 and included:

- The cleaning and temporary closure of the 5,000-gallon Aboveground Storage Tank (AST), including the removal and disposal of 2,558 gallons of oil/water; properly purging and cleaning the tank; and sealing the fill port.

- The removal from the Site, and the scrapping of the AST during building demolition.
- The cutting, cleaning and removal of three Underground Storage Tanks (USTs). A 550-gallon UST and a 630-gallon UST were removed from the southeastern section of the Site, and a 550-gallon UST was removed from the northwestern section of the Site. A total of 800 gallons of petroleum/liquid waste was evacuated from the tanks during cleaning activities and transferred to a vacuum truck for off-site disposal.
- Excavation and off-site disposal of approximately 570 tons of petroleum-impacted soils in accordance with restricted-residential soil cleanup objectives, as defined in 6 NYCRR Part 375-6.8.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the Site.
- 3) Describes any institutional/engineering controls to be used. 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.
- 4) Certifies that a site management plan for any engineering controls used at the Site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the Site:

- Decision Document
- Site Management Plan
- Environmental Easement
- Institutional Control/Engineering Control Plan
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been or will be put in place on the Site:

- Vapor Mitigation
- Cover System

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the Site. In addition, the applicant:

- Has no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the Site.

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: The BCP site is located in Long Island City at 23-01 42nd Road, Queens County. It is bordered to the north by Queens Plaza South, 24th Street to the east, 42nd Road to the south, and 23rd Street to the west.

Site Features: The Site encompasses an area of approximately 0.342 acres which was formerly occupied by a vacant two-story concrete building. The building was demolished in March 2014 for development purposes.

Current Zoning and Land Use: A 44-story residential apartment building is being constructed on the Site which is located in the Special Long Island City Mixed Use District within Area B of the Queens Plaza Subdistrict. It is part of the M1-5/R9 zone, which allows for light industrial use and moderate to high density residential use.

Past Use of the Site: Prior to becoming vacant, the on-site building was used for industrial processes from at least 1947, including metal stamping and fabrication of metal parts for electrical switches and fuses. Discoloration and staining of the basement floors from the on-site metal fabrications machines was noted. A Phase II investigation was conducted in September 2012. Groundwater and soil samples were collected and the results showed groundwater standards were exceeded for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs) and metals. The turbidity of the groundwater samples, which were collected from temporary well points, is unknown. As a consequence, the representativeness of the historical groundwater data is unclear. The results also showed levels above unrestricted Soil Cleanup Objectives for SVOCs, and metals. Based on the Phase II Environmental Site Investigation Report, a petroleum spill was reported to the Department on June 14, 2013 (Spill No. 13-02811). This open spill was closed by the Department on September 1, 2015.

Site Geology and Hydrogeology: Historic urban fill is the surficial unit, predominantly consisting of brown and gray, coarse to fine sand with varying amounts of silt, gravel and concrete fragments. The historic fill layer extends to depths of up to approximately 15 feet below sidewalk grade (approximately el. 1.6 relative to the Queens Highway Datum).

A layer of gray and brown silt with varying amounts of gravel, sand and clay (i.e., glacial till) exists below the historic fill.

Bedrock was encountered at depths ranging from approximately 16 feet to 25 feet below sidewalk grade (approximately el. -3.4 to el. -10.4).

The groundwater depth ranged from approximately 7 feet to 13 feet below sidewalk grade (approximately el. 3.5 to el. 5.80) and flows to the west towards the East River which is located approximately 0.5 miles from the Site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/x/EXTAPPS/derexternal/haz/details.cfm?pageid=3&progno=C241152>

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>

FOR MORE INFORMATION

Where to Find Information

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

Queens Library-Court Square
2501 Jackson Avenue
Long Island City, NY 11101
Phone: 718-937-2790

Who to Contact

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

Project-Related Questions

Ronnie E. Lee, P.E.
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9767
Email: ronnie.lee@dec.ny.gov

Site-Related Health Questions

Christopher M. Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
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.



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Feet

Figure 1 Site Location

23-01 42nd Road
Long Island City, Queens County
Site No.C241152

