

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.  
21 Penn Plaza, 360 West 31<sup>st</sup> Street, 8<sup>th</sup> Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444

**To:**

Region 2 Long Island City Office  
Petroleum and Chemical Bulk Storage Program  
1 Hunter's Point Plaza  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101-5401

**Date:**

8/15/2019

**Project No:**

170244603

**Re:**

Petroleum Bulk Storage Application  
23-10 Queens Plaza South  
Long Island City, NY  
BCP Site No. C241160  
NYSDEC Project Manager: Ronnie E. Lee

**Phone No:**

(718) 482-4900

**Via:**

- Fed Ex:  Priority  Standard  2-Day  
 UPS:  Priority  Standard  2-Day  
 1<sup>st</sup> Class Mail  Hand Delivery  Eastern Delivery (Inter-Office)

**Items:**

- Prints  Letter  Other  
 Sepia  Drawings  Reports  
 Other \_\_\_\_\_

**Copies:**

**Dwg. No.:**

**Description:**

Copies	Dwg. No.	Description
1	N/A	Petroleum Bulk Storage Application
1	N/A	Spill Closure Letters
1	N/A	Construction Completion Report (digital copy)

- For Your Information  For Your Use  As Requested By: \_\_\_\_\_  
 For Review and Comment  For Approval  Other: \_\_\_\_\_

**Remarks:**

Received by: Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Copies To:**

**From:**

Michael Burke, Jason Hayes – Langan

Paul McMahon - Langan



# Petroleum Bulk Storage Application

Pursuant to the Environmental Conservation Law: Article 17, Title 10; and  
Regulations 6 NYCRR Part 613 and 6 NYCRR Subpart 374-2

(Please Type or Print Clearly and Complete All Items for Sections A, B & C)


Return Completed Form To:



**PBS Number:**  
2-017345

## Section A - Facility/Property Owner/Contact Information

Expiration Date:

<b>Transaction Type:</b> <input type="checkbox"/> 1) Initial/New Facility <input type="checkbox"/> 2) Change of Ownership <input type="checkbox"/> 3) Tank Installation, Closing, or Repair <input type="checkbox"/> 4) Information Correction <input type="checkbox"/> 5) Renewal	F A C I L I T Y	Facility Name: <b>23-10 Queens Plaza South</b>	Tax Map Info	<b>TYPE OF PETROLEUM FACILITY</b> (Check only one)			
		Facility Address (Physical Address, No P.O. Boxes): <b>23-10 Queens Plaza South</b>	Block: <b>425</b>	<input type="checkbox"/> 01=Storage Terminal/Petrol. Distributor	<input type="checkbox"/> 02=Retail Gasoline Sales	<input type="checkbox"/> 03=Other Retail Sales	<input type="checkbox"/> 04=Manufacturing
		Facility Address (cont.):	Lot <b>5</b>	<input type="checkbox"/> 05=Utility	<input type="checkbox"/> 06=Trucking/Transportation/Fleet	<input type="checkbox"/> 07=Apartment/Office Building	<input type="checkbox"/> 08=School
		City: <b>Long Island City</b>	State: <b>NY</b>	ZIP Code: <b>11101</b>	<input type="checkbox"/> 09=Farm	<input type="checkbox"/> 10=Private Residence	<input type="checkbox"/> 11=Airline/Air Taxi/Airport
		County: <b>Queens</b>	Township/City: <b>Long Island City</b>	Facility Phone Number:	<input type="checkbox"/> 12=Chemical Distributor	<input type="checkbox"/> 13=Municipality	<input type="checkbox"/> 15=Railroad
		Facility Operator:	<input type="checkbox"/> 25=Auto Service/Repair (No Gasoline)	<input type="checkbox"/> 26=Religious (Church, Synagogue, Mosque, Temple, etc.)	<input type="checkbox"/> 27=Hospital/Nursing Home/Health Care		
			<input type="checkbox"/> 28=Cemetery/Memorial	<input type="checkbox"/> 52=Marina	<input checked="" type="checkbox"/> 99=Other (Specify): <b>Vacant</b>		
			Emergency Contact Name:	Emergency Telephone Number:			
<b>NOTE:</b> Fill in Property Owner information here...>>> Indicate Tank Owner in Section C.	O W N E R	Facility (Property) Owner (from Deed): <b>QPS 23-10 Development LLC</b>	I hereby certify, under penalty of law, that all of the information provided on this form is true and correct. False statements made herein may be punishable as a criminal offense and/or a civil violation in accordance with applicable state and federal law.				
		Facility Owner Address (Street and/or P.O. Box): <b>220 Fifth Avenue, 9th Floor</b>	Name of Owner or Authorized Representative: <b>Ned White</b>	Amount Enclosed: <b>\$ 0</b>			
		City: <b>New York</b>	State: <b>NY</b>	ZIP Code: <b>10001</b>			
		Federal Tax ID Number: <b>46-1577701</b>	Owner Telephone Number: <b>212-610-2854</b>	Title: <b>Authorized Signatory</b>			
		Type of Owner (check only one): 1 <input type="checkbox"/> Private Resident 2 <input type="checkbox"/> State Government 3 <input type="checkbox"/> Local Government 4 <input type="checkbox"/> Federal Government 5 <input checked="" type="checkbox"/> Corporate/Commercial/Other	Signature:  Date: <b>8/15/19</b>				
Official Use Only Date Received: ___/___/___ Date Processed: ___/___/___ Amount Received: \$ _____ Reviewed By: _____ Rev. 8/2/2017	C O R P O R A T E	(Please keep this information up to date.) Facility Contact Person Name: <b>Randy Marble</b> Contact Person Company Name: <b>Property Markets Group</b> Address: <b>220 Fifth Avenue, 9th Floor</b> Address (cont.): City/State/ZIP Code: <b>New York, NY 10001</b> Tel. Number: <b>212-610-2854</b>	eMail Address: <b>rmarble@propertymg.com</b>				

**PBS Number:**

2-017345

**Section B - Tank Information**

*(Please use the key located on the last page to complete each item/column)*

**Registration Expiration Date:**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)
Action	Tank Number	Tank Location	Status	Installation, out-of-service, or Permanent Closure Date (mm/dd/yyyy) Application will be returned if blank	Capacity (Gallons)	Product Stored (If Gasoline w/ethanol or Biodiesel, list % additive)	Tank Type	Tank Internal Protection	Tank External Protection	Tank Secondary Containment	Tank Leak Detection	Tank Overfill Prevention	Tank Spill Prevention	Pumping/Dispensing Method	Piping Location	Piping Type	Piping External Protection	Piping Secondary Containment	Piping Leak Detection	Under Dispenser Containment (UDC) (Check box if present)
3	001	3	3	03/06/2017	10,000	0003	01	00	01	01	06	04	00	02	01	01	00	02	09	<input type="checkbox"/>
3/4	002	5	3	02/28/2017	275	0009	01	00	00	03	00	00	00	00	02	01	00	00	00	<input type="checkbox"/>
3/4	003	5	3	02/28/2017	275	0009	01	00	00	03	00	00	00	00	02	01	00	00	00	<input type="checkbox"/>
3/4	004	5	3	02/28/2017	275	0009	01	00	00	03	00	00	00	00	02	01	00	00	00	<input type="checkbox"/>
3/4	005	5	3	03/07/2017	550	0009	01	00	00	00	00	00	00	00	02	01	00	00	00	<input type="checkbox"/>
2/3	006	5	3	03/07/2017	550	0009	01	00	00	00	00	00	00	00	02	01	00	00	00	<input type="checkbox"/>
2/3	007	5	3	08/30/2018	550	0022	01	00	00	00	00	00	00	00	00	00	00	00	00	<input type="checkbox"/>
2/3	008	5	3	09/07/2018	550	0022	01	00	00	00	00	00	00	00	00	00	00	00	00	<input type="checkbox"/>
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Note: If you need to add tanks to your registration, write them in using blank lines above. Attach additional sheets as needed. Blank Section B is available at [http://www.dec.ny.gov/docs/remediation\\_hudson\\_pdf/pbsrenewal.pdf](http://www.dec.ny.gov/docs/remediation_hudson_pdf/pbsrenewal.pdf)

**PBS Number:**

2-017345

# Petroleum Bulk Storage Application

## Section C - Tank Ownership Information (for PBS tanks listed in Section B

<b>Tank Owner Information</b> <input checked="" type="checkbox"/> Check box if same as Facility (Property) Owner. If tank owner is different from property owner, fill out information below:		
Tank Owner Name (Company/Individual):		
Contact Person:		
Tank Owner Address:		
City:	State:	ZIP:
Contact Person Telephone Number:	Contact Person email:	
<b>Specific Tanks Owned</b> <input type="checkbox"/> Check box if this owner owns all tanks at this facility. If not, list tanks owned by this owner below:		
Tank Number:		
Name of Class B (Daily On-Site) Operator:	Authorization No:	
Name of Class A (Primary) Operator:	Authorization No:	

<b>Tank Owner Information</b> <input type="checkbox"/> Check box if same as Facility (Property) Owner. If tank owner is different from property owner, fill out information below:		
Tank Owner Name (Company/Individual):		
Contact Person:		
Tank Owner Address:		
City:	State:	ZIP:
Contact Person Telephone Number:	Contact Person email:	
<b>Specific Tanks Owned</b> <input type="checkbox"/> Check box if this owner owns all tanks at this facility. If not, list tanks owned by this owner below:		
Tank Number:		
Name of Class B (Daily On-Site) Operator:	Authorization No:	
Name of Class A (Primary) Operator:	Authorization No:	

# PETROLEUM BULK STORAGE APPLICATION - SECTION B - TANK INFORMATION - CODE KEYS

## Action (1)

1. Initial Listing
2. Add Tank
3. Close/Remove Tank
4. Information Correction
5. Repair/Reline Tank

## Tank Location (3)

1. Aboveground-contact w/soil
2. Aboveground-contact w/impervious barrier
3. Aboveground on saddles, legs, stilts, rack or cradle
4. Partially buried tank (tank with 10% or more below ground)
5. Underground including vaulted with no access for inspection
6. Aboveground in Subterranean Vault w/access for inspections

## Status (4)

1. In-service
2. Out-of-service
3. Closed-Removed
4. Closed- In Place
5. Tank converted to Non-Regulated use

## Products Stored (7)

### Heating Oils: On-Site Consumption

- 0001. #2 Fuel Oil
- 0002. #4 Fuel Oil
- 0259. #5 Fuel Oil
- 0003. #6 Fuel Oil
- 0012. Kerosene
- 0591. Clarified Oil
- 2711. Biodiesel (Heating)
- 2642. Used Oil (Heating)

### Heating Oils: Resale/Redistribution

- 2718. #2 Fuel Oil
- 2719. #4 Fuel Oil
- 2720. #5 Fuel Oil
- 2721. #6 Fuel Oil
- 2722. Kerosene
- 2723. Clarified Oil

### Motor Fuels

- 0009. Gasoline
- 2712. Gasoline/Ethanol

- 0008. Diesel
- 2710. Biodiesel
- 0011. Jet Fuel
- 1044. Jet Fuel (Biofuel)
- 2641. Aviation Gasoline

### Emergency Generator Fuels

- 0001. #2 Fuel Oil
- 2730. Biodiesel (E-Gen)
- 2731. Diesel (E-Gen)

### Lubricating/Cutting Oils

- 0013. Lube Oil
- 0015. Motor Oil
- 1045. Gear/Spindle Oil
- 0010. Hydraulic Oil
- 0007. Cutting Oil
- 0021. Transmission Fluid
- 1836. Turbine Oil
- 0308. Petroleum Grease

### Oils Used as Building Materials

- 2626. Asphaltic Emulsions
- 0748. Form Oil

### Petroleum Spirits

- 0014. White/Mineral Spirits
- 1731. Naptha

### Mineral/Insulating Oils

- 0020. Insulating Oil (e.g., Transformer, Cable Oil)
- 2630. Mineral Oil

### Waste/Used/Other Oils

- 0022. Waste/Used Oil
- 9999. Other-Please list:\*

### Crude Oil

- 0006. Crude Oil
- 0701. Crude Oil Fractions

### Tank Type (8)

- 01. Steel/Carbon Steel/Iron
- 02. Galvanized Steel Alloy
- 03. Stainless Steel Alloy
- 04. Fiberglass Coated Steel
- 05. Steel Tank in Concrete
- 06. Fiberglass Reinforced Plastic (FRP)
- 07. Plastic
- 08. Equivalent Technology

- 09. Concrete
- 10. Urethane Clad Steel
- 99. Other-Please list:\*

### Internal Protection (9)

- 00. None
- 01. Epoxy Liner
- 02. Rubber Liner
- 03. Fiberglass Liner (FRP)
- 04. Glass Liner
- 99. Other-Please list:\*

### External Protection (10/18)

- 00. None
- 01. Painted/Asphalt Coating
- 02. Original Sacrificial Anode
- 03. Original Impressed Current
- 04. Fiberglass
- 05. Jacketed
- 06. Wrapped (Piping)
- 07. Retrofitted Sacrificial Anode
- 08. Retrofitted Impressed Current
- 09. Urethane
- 99. Other-Please list:\*

### Tank Secondary Containment (11)

- 00. None
- 01. Diking (AST Only)
- 02. Vault (w/access)
- 03. Vault (w/o access)
- 04. Double-Walled (UST Only)
- 05. Synthetic Liner
- 06. Remote Impounding Area
- 07. Excavation Liner
- 09. Modified Double-Walled (AST Only)
- 10. Impervious Underlayment (AST Only)\*\*
- 11. Double Bottom (AST Only)\*\*
- 12. Double-Walled (AST Only)
- 99. Other - Please list\*

### Tank Leak Detection (12)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 05. In-Tank System (Auto Tank

- 06. Impervious Barrier/Concrete Pad (AST Only)
- 07. Statistical Inventory Reconciliation (SIR)
- 08. Weep holes in vaults with no access for inspection
- 99. Other-Please list: \*

### Overfill Protection (13)

- 00. None
- 01. Float Vent Valve
- 02. High Level Alarm
- 03. Automatic Shut-Off
- 04. Product Level Gauge (AST Only)
- 05. Vent Whistle
- 99. Other-Please list:\*

### Spill Prevention (14)

- 00. None
- 01. Catch Basin
- 99. Other-Please list:\*

### Pumping/Dispensing Method (15)

- 00. None
- 01. Presurized Dispenser
- 02. Suction Dispenser
- 03. Gravity
- 04. On-Site Heating System (Suction)
- 05. On-Site Heating System (Supply/Return)
- 06. Tank-Mounted Dispenser
- 07. Loading Rack/Transfer Pump

### Piping Location (16)

- 00. No Piping
- 01. Aboveground
- 02. Underground/On-ground
- 03. Aboveground/Underground Combination

### Piping Type (17)

- 00. None
- 01. Steel/Carbon Steel/Iron
- 02. Galvanized Steel
- 03. Stainless Steel Alloy
- 04. Fiberglass Coated Steel
- 05. Steel Encased in Concrete

- 06. Fiberglass Reinforced Plastic (FRP)
- 07. Plastic
- 08. Equivalent Technology
- 09. Concrete
- 10. Copper
- 11. Flexible Piping
- 99. Other-Please list:\*

### Piping Secondary Containment (19)

- 00. None
- 01. Diking (Aboveground Only)
- 02. Vault (w/access)
- 04. Double-Walled (Underground Only)
- 06. Remote Impounding Area
- 07. Trench Liner
- 12. Double-Walled (Aboveground Only)
- 99. Other-Please list: \*

### Pipe Leak Detection (20)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 07. Pressurized Piping Leak Detector
- 09. Exempt Suction Piping
- 10. Statistical Inventory Reconciliation (SIR)
- 99. Other-Please list:\*

### Under Dispenser Containment (UDC) (21)

Check Box if Present

.....  
\* If other, please list on a separate sheet including tank number,

\*\* Each of these codes must be combined with code 01 or 06 to meet compliance requirements.

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau B  
625 Broadway, 12th Floor, Albany, NY 12233-7016  
P: (518) 402-9767 | F: (518) 402-9773  
www.dec.ny.gov

June 10, 2019

Mr. Paul McMahon, P.E.  
Project Manager  
LANGAN  
21 Penn Plaza  
360 West 31<sup>st</sup> Street, 8<sup>th</sup> Floor  
New York, NY 10001-2727

Re: **23-10 Queens Plaza South**  
BCP Site No.: C241160  
Spill No.: 16-10898  
Long Island City, Queens County

Dear Mr. McMahon:

Based on the documentation provided to date, no further action or response will be required concerning this site with regard to the spill number referenced above.

Notwithstanding this approval, the Department hereby reserves all of its rights concerning, and such forbearance shall not extend to, any further investigation or remedial action the Department deems necessary:

- 1) Due to the off-site migration of petroleum contaminants that was not addressed by this evaluation.
- 2) Due to environmental conditions related to the Site which were unknown to the Department at the time of this approval.
- 3) Due to information received, in whole or part, after the Department's approval for inactivation, which indicates that inactivation decision and/or corrective action is not sufficiently protective of human health for the reasonably anticipated use of the site.
- 4) Due to fraud in obtaining this approval for inactivation.

Please be advised that you should maintain a permanent file of all documentation and correspondence regarding this release for future property transactions, refinancing, etc. The Department's files regarding this release may not be maintained indefinitely. If

you have any questions regarding this correspondence, please contact me at (518) 402-9767 or [ronnie.lee@dec.ny.gov](mailto:ronnie.lee@dec.ny.gov).

Sincerely,



Ronnie E. Lee, P.E.  
Project Manager  
Remedial Bureau B, Section C  
Division of Environmental Remediation

ec: G. Burke, DEC  
J. O'Connell, DEC – Reg. 2  
H. Patel, DEC – Reg. 2  
W. Kuehner, DOH  
G. Nicholls, Langan

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau B  
625 Broadway, 12th Floor, Albany, NY 12233-7016  
P: (518) 402-9767 | F: (518) 402-9773  
www.dec.ny.gov

July 8, 2019

Mr. Paul McMahon, P.E.  
Project Manager  
LANGAN  
21 Penn Plaza  
360 West 31<sup>st</sup> Street, 8<sup>th</sup> Floor  
New York, NY 10001-2727

Re: **23-10 Queens Plaza South**  
BCP Site No.: C241160  
Spill No.: 13-02812  
Long Island City, Queens County

Dear Mr. McMahon:

Based on the documentation provided to date, no further action or response will be required concerning this site with regard to the spill number referenced above.

Notwithstanding this approval, the Department hereby reserves all of its rights concerning, and such forbearance shall not extend to, any further investigation or remedial action the Department deems necessary:

- 1) Due to the off-site migration of petroleum contaminants that was not addressed by this evaluation.
- 2) Due to environmental conditions related to the Site which were unknown to the Department at the time of this approval.
- 3) Due to information received, in whole or part, after the Department's approval for inactivation, which indicates that inactivation decision and/or corrective action is not sufficiently protective of human health for the reasonably anticipated use of the site.
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Please be advised that you should maintain a permanent file of all documentation and correspondence regarding this release for future property transactions, refinancing, etc. The Department's files regarding this release may not be maintained indefinitely. If



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Sincerely,



Ronnie E. Lee, P.E.  
Project Manager  
Remedial Bureau B, Section C  
Division of Environmental Remediation

ec: G. Burke, DEC  
J. O'Connell, DEC – Reg. 2  
H. Patel, DEC – Reg. 2  
W. Kuehner, DOH  
G. Nicholls, Langan