

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Queens Plaza North
DEC Site #: C241171
Address: 29-37 41st Avenue and 29-27 Queens Plaza North
 Long Island City, NY 11101

Have questions?
 See
 "Who to Contact"
 Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Queens Plaza North site ("site") located at 29-37 41st Avenue and 29-27 Queens Plaza North, 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(s) identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Queens Plaza Park Development LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **December 7, 2015** through **January 7, 2016**. The proposed plan is available for 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, soil vapor, groundwater and any other parts of the environment that may be affected.

- Further investigation and characterization of the nature and extent of the contamination within the boundary of the site.
- A geophysical survey will be conducted by a ground-penetrating radar (GPR), and magnetometer to identify potential USTs, underground utilities, and other subsurface anomalies in areas throughout the site, including those previously inaccessible due to vegetation and near proposed boring locations.
- Further assess the subsurface soil conditions below the proposed depth of excavation in areas impacted by hazardous lead wastes and historic fills and determine if contamination

below the proposed excavation depth is a source of groundwater impacts;

- Test pits will be excavated in the area of the suspected underground storage tanks (USTs), vaults, or other contaminant sources associated with the geophysical anomalies.
- Further assess the groundwater conditions at the Site and perimeters of the Site.
- Further assess the potential for Site-related soil vapor exposure by establishing on-site soil vapor conditions and to verify previous sampling results.
- Identify the extent of soil vapor impacts throughout the building footprint.
- Establish Community Air Monitoring Plan to measure outdoor ambient air conditions at a location upwind of the Site.
- Complete a Qualitative Human Health Exposure Assessment.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Queens Plaza North site is located in an urban area and is comprised of two contiguous lots: 29-27 Queens Plaza North (Block 403, Lot 21) and 29 37 41st Avenue (Block 403, Lot 26). The site is bordered by the Metropolitan Transit Authority (MTA) East Side Access (ESA) tunnel project to the north; Northern Boulevard and commercial buildings to the east; Queens Plaza North and a public plaza (Queens Plaza) to the south; and 41st Avenue and commercial mid- and high rise buildings to the west. Elevated and underground subway lines border the site to the east along Northern Boulevard.

Site Features: Lot 21 is about 12,600 square feet and is improved with a 10 story commercial office building with a basement and an exterior asphalt paved parking lot. Lot 26 is an L-shaped, about 16,900 square foot parcel that consists of vacant land covered with sand, gravel, vegetative overgrowth, and construction debris. A security fence surrounds the site perimeter.

Current Zoning/Use: The site is located in the Queens Plaza Subdistrict of the Special Long Island City Mixed Use District. The site's zoning designation is M1-6/R10 (mixed-use manufacturing/residential). The existing building on Lot 21 is currently occupied by multiple commercial office tenants while Lot 26 is vacant.

Historical Use: A multiple story commercial bank building occupied the western portion of Lot 26 from approximately 1921 to 2006. The lot included a portion of an automotive repair facility

(1936-1970), multiple story buildings of indeterminate use, gymnasium, bowling alley and part of a dance hall in late 1800s and early 1900s. The existing 10-story building on Lot 21 was constructed in 1926 and is currently occupied by multiple commercial office tenants specializing in a variety of services.

Site Geology and Hydrogeology: Subsurface strata at the site consist of historic fill characterized by sand with varying amounts of gravel, brick, asphalt and concrete fragments. Historic fill varies in thickness from approximately 4 feet bgs on the southeastern portion to 18 feet bgs on the southwestern portion of the Site. Brown fine to medium grained sand, typical of glacial outwash, underlies the fill. Bedrock exists at depths between 65 and 80 feet below sidewalk grade and consists of gneiss associated with the Ravenswood Grandiorite formation.

Based on the general topography of the surrounding area, the inferred direction of groundwater flow is to the south towards Dutch Kills, which is about 2,600 feet from the site. Dewatering in conjunction with the adjoining MTA ESA tunnel project may depress groundwater levels and alter flow direction at the site and nearby properties.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C241171>

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 may 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 Borough Public Library - Court Square
Attn: Allison Miller
25-01 Jackson Avenue
Long Island City, NY 11101

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37550.html>

Who to Contact

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

Project Related Questions

MD Hoque
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Ph: (518) 402-9475
Email: md.hoque@dec.ny.gov

Site-Related Health Questions

Christopher Doroski
New York State Department of Health
Empire State Plaza, Corning Tower
Albany, NY 12233
Ph: (518) 402 7850
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.

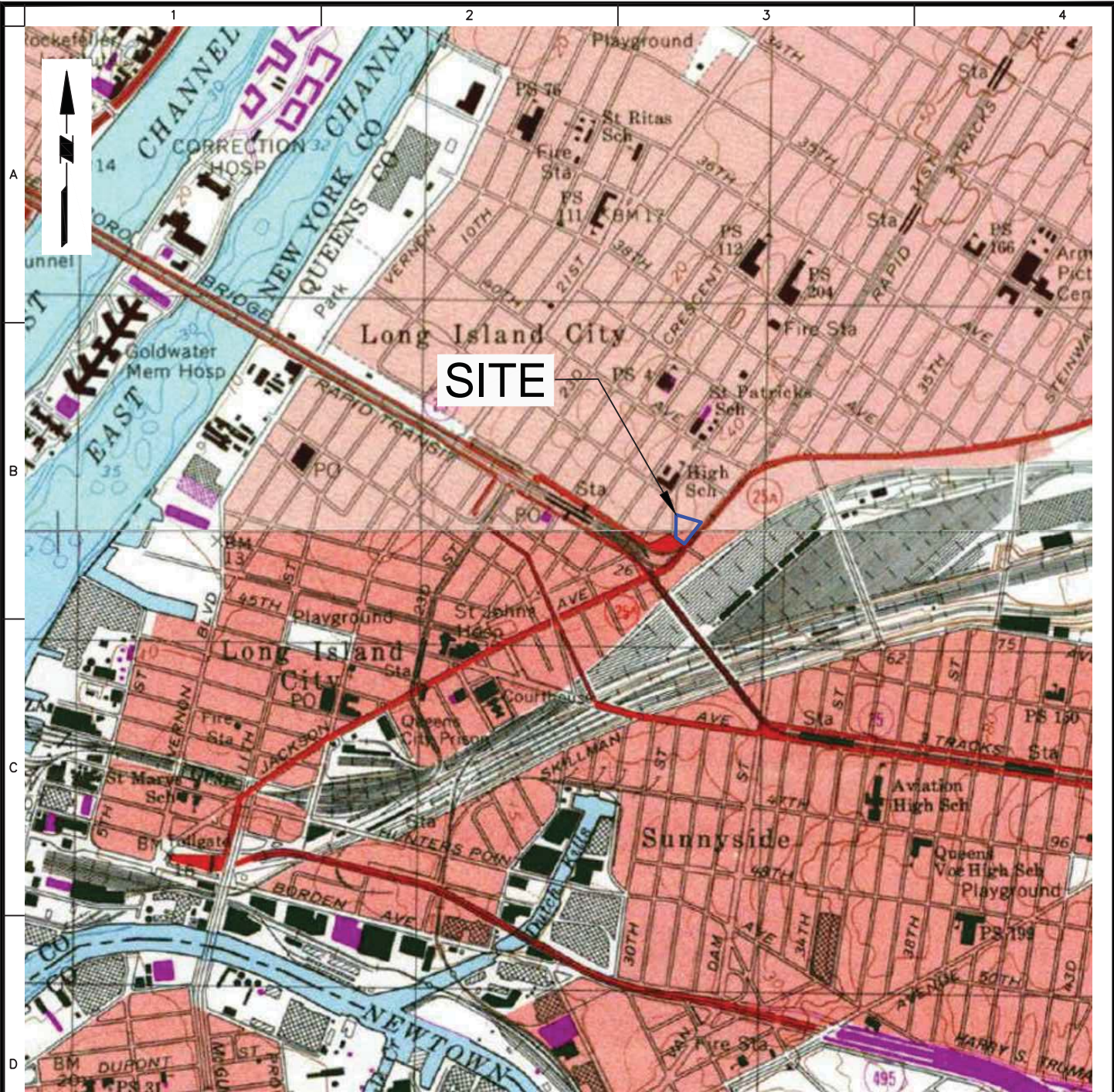
Receive Site Fact Sheets by Email

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.



LEGEND:

 APPROXIMATE SITE BOUNDARY

BASE MAP REFERENCE: UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5 MINUTE CENTRAL PARK, N.Y. AND BROOKLYN, N.Y. TOPOGRAPHIC QUADRANGLE MAPS, DATED 1995

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Project

**QUEENS PLAZA
 NORTH**

BLOCK No. 403, LOT Nos. 21 and 26
 LONG ISLAND CITY
 QUEENS NEW YORK

Figure Title

**SITE LOCATION
 MAP**

Project No.
 170316401

Date
 09/21/2015

Scale
 NTS

Drawn By MLR Checked By SK

Submission Date
 09/22/2015

Figure No.

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