



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Queens Plaza North
DEC Site #: C241171
Address: 29-23 41st Ave/29-23 and 29-47 Queens Plaza North
Long Island City, NY 11101

Have questions?
See
"Who to Contact"
Below

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 Plaza North ("site") located at 29-23 41st Avenue, 29-23 Queens Plaza North, and 29-47 Queens Plaza North, Long Island City, NY 11101. 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 QPP 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 to public health/ or environment.

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>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **June 14, 2017** through **July 29, 2017**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location 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:

- Excavation, stockpiling, off-site transport, and disposal of historic fill and native soil to depths between about 6 and 19 feet bgs across the site.
- Approximately 15,000 cubic yards of contaminated soil and fill materials are estimated to

- be excavated and removed from the Site;
- Decommissioning and removal of one abandoned, 2,000-gallon Underground Storage Tank (UST) that remains registered on Lot 6 or Lot 11, if identified during earthwork;
- Collect and analysis of confirmation soil samples to confirm Unrestricted Use Soil Cleanup Objectives (UUSCOs) are achieved;
- Completion of a post-remediation soil vapor Intrusion (SVI) evaluation;
- Dewatering, as necessary, to accommodate remedial excavation, support of excavation (SOE) installation, and foundation construction;
- Backfill of remediated areas to development sub-grade with certified-clean material (i.e., material meeting UUSCOs), virgin stone, or Recycled Concrete Aggregate;
- Developed and execution of plans for the protection of on-site workers, the community, and the environment during the remediation phase of development; and

The proposed remedy was developed by QPP LLC (“applicant”) after performing a detailed investigations of the site under New York State Brownfield Cleanup Program (BCP).

Summary of the Investigation

Site investigations were conducted in March, August, and November 2014, in January 2015, in February and April 2016. Soil, groundwater, soil vapor samples were analyzed for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, polychlorinated biphenyl (PCBs) and pesticides. The following were determined to be contaminants of concern at the site:

- Petroleum and Chlorinated Volatile Organic Compounds (cVOCs) including acetone, benzene, ethylbenzene, tetrachloroethylene, trichloroethylene, toluene, and xylenes;
- SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene;
- Metals chromium and lead.

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 NYSDOH must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant 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

Location: The Queens Plaza North site is located in an urban area and is comprised of three contiguous lots: 29-23 41st Avenue (Block 403, Lot 6), 29-47 Queens Plaza North (Block 403, Lot 10) and 29-23 Queens Plaza North (Block 403, Lot 11). 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: The three lots total 0.557 acres and wrap around an existing, off-site historical 10-story building referred to as the Clock Tower. The vacant lots are covered with sand, gravel, vegetative overgrowth, and construction debris. A security fence surrounds the site perimeter.

Current Zoning and Land 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). There are no buildings on site and the site is vacant and unused.

Past Use of the Site: A multiple story commercial bank building occupied the western portion of Lot 6 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.

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 below ground surface (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.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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 to help the public stay informed.

Queens Borough Public Library - Court Square
Attn: Allison Miller, Community Library Manager
25-01 Jackson Avenue
Long Island City, NY 11101
Phone: (718) 937-2790

Queens Community Board 1
45-02 Ditmars Boulevard
Attn: Florence Koulouris
Astoria, NY 11105
Phone: (718) 626-1021

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
Phone: (518) 402-9767
Email: md.hoque@dec.ny.gov

Site-Related Health Questions

Wendy Kuehner
New York State Department of Health
Empire State Plaza, Corning Tower
Albany, NY 12233
Phone: (518) 402 7860
Email: beci@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.

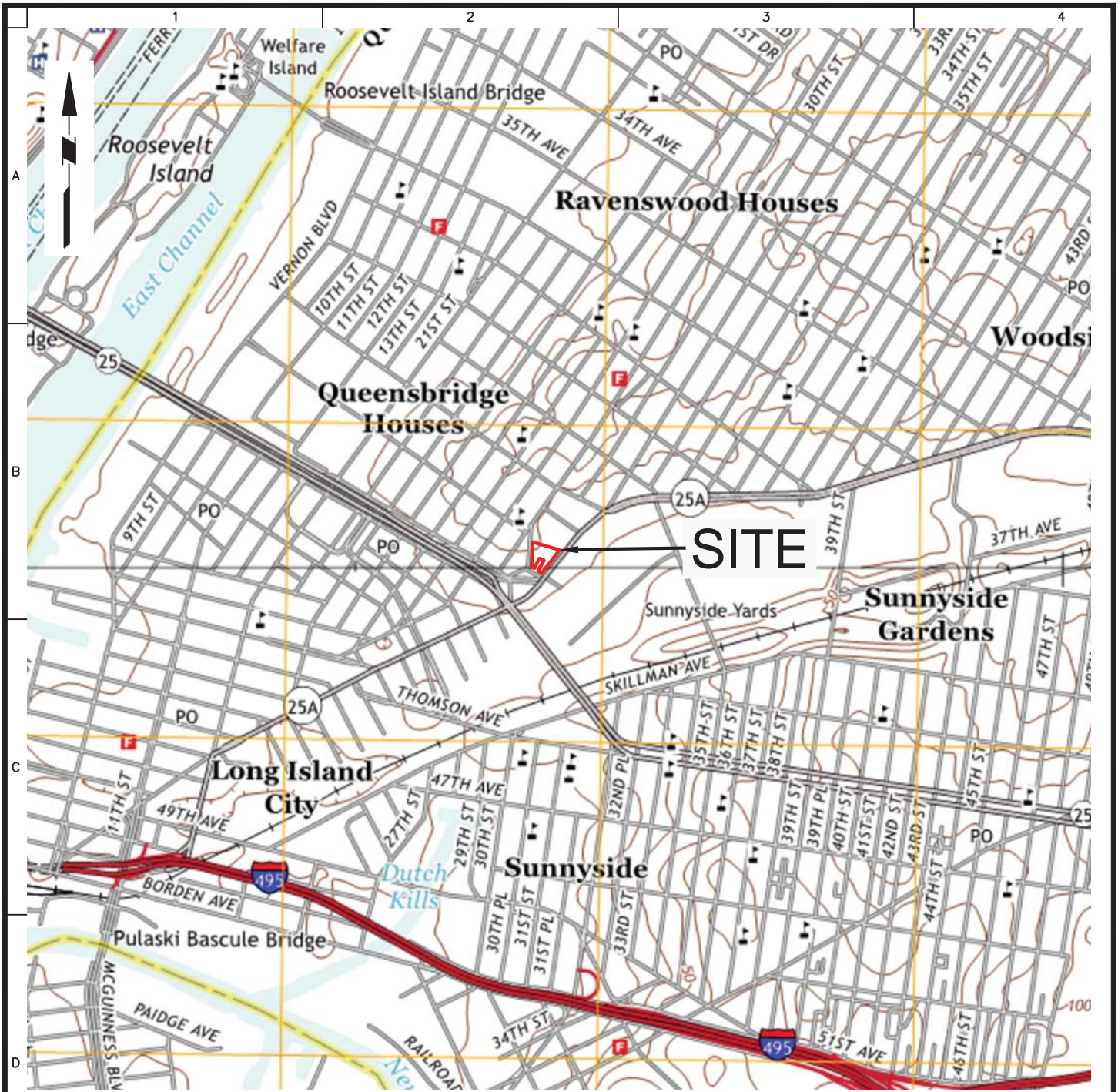
Receive Site Fact Sheets by Email

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.

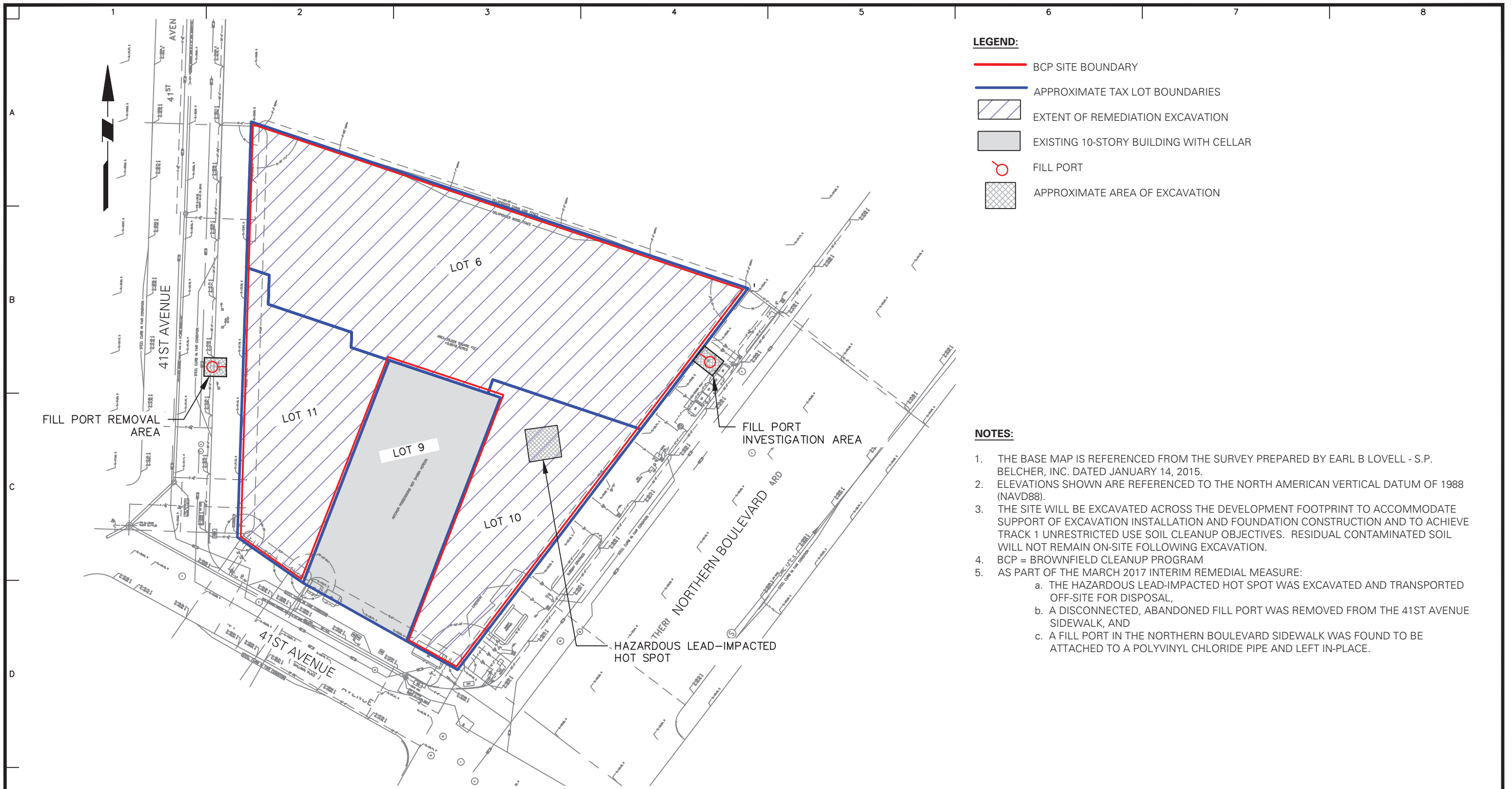


LEGEND:

— BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY

BASE MAP REFERENCE: UNITED STATES GEOLOGICAL SURVEY (USGS) CENTRAL PARK, N.Y.-N.J. TOPOGRAPHIC QUADRANGLE MAP, DATED 2016

<p>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan</p>	Project	Figure Title	Project No.	Figure No.
	QUEENS PLAZA NORTH	SITE LOCATION MAP	170316402	1
	BLOCK No. 403, LOT Nos. 6, 10, 11		Date	
	LONG ISLAND CITY	03/23/2017		
	QUEENS NEW YORK	Scale	NTS	Drawn By
			MLR	SK
			Submission Date	Sheet 1 of 13



LEGEND:

- BCP SITE BOUNDARY
- APPROXIMATE TAX LOT BOUNDARIES
- EXTENT OF REMEDIATION EXCAVATION
- EXISTING 10-STORY BUILDING WITH CELLAR
- ⊙ FILL PORT
- APPROXIMATE AREA OF EXCAVATION

NOTES:

1. THE BASE MAP IS REFERENCED FROM THE SURVEY PREPARED BY EARL B LOVELL - S.P. BELCHER, INC. DATED JANUARY 14, 2015.
2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THE SITE WILL BE EXCAVATED ACROSS THE DEVELOPMENT FOOTPRINT TO ACCOMMODATE SUPPORT OF EXCAVATION INSTALLATION AND FOUNDATION CONSTRUCTION AND TO ACHIEVE TRACK 1 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES. RESIDUAL CONTAMINATED SOIL WILL NOT REMAIN ON-SITE FOLLOWING EXCAVATION.
4. BCP = BROWNFIELD CLEANUP PROGRAM
5. AS PART OF THE MARCH 2017 INTERIM REMEDIAL MEASURE:
 - a. THE HAZARDOUS LEAD-IMPACTED HOT SPOT WAS EXCAVATED AND TRANSPORTED OFF-SITE FOR DISPOSAL,
 - b. A DISCONNECTED, ABANDONED FILL PORT WAS REMOVED FROM THE 41ST AVENUE SIDEWALK, AND
 - c. A FILL PORT IN THE NORTHERN BOULEVARD SIDEWALK WAS FOUND TO BE ATTACHED TO A POLYVINYL CHLORIDE PIPE AND LEFT IN-PLACE.



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**QUEENS PLAZA
 NORTH**
 BLOCK No. 403, LOT Nos. 6, 10, 11
 LONG ISLAND CITY
 QUEENS NEW YORK

Figure Title
**TRACK 1 CLEANUP
 PLAN**

Project No. 170316402	Figure No.
Date 3/23/17	10
Scale 1" = 40'	
Drawn By WK	Checked By MR
Sheet 10 of 13	