



# 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

## Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Queens Plaza North site ("site") located at 29-23 41st Ave/29-23 and 29-47 Queens Plaza North, Long Island City, Queens County under New York State's Brownfield Cleanup Program. 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 by QPP LLC (the "applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

### Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- Excavation, stockpiling, off-site transport, and disposal of historic fill and native soil to depths between about 6 and 19 feet below ground surface across the site;
- Decommissioning and removal of one abandoned, 2,000-gallon underground storage tank that remains registered on Lot 6 or Lot 11, if identified during earthwork;
- Confirmation soil samples will be collected to confirm unrestricted use soil cleanup objectives (UUSCOs) are achieved;
- Dewatering, as necessary, to accommodate remedial excavation, support of excavation (SOE) installation, and foundation construction;
- Backfilling of remediated areas to development sub-grade with certified-clean material (i.e., material meeting UU SCOs), virgin stone, or recycled concrete aggregate (RCA); and
- Development and implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) for the protection of on-site workers, community/residents, and the environment during remediation and construction activities.

## **Next Steps**

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied, that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

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

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

## **Background**

**Location:** The Queens Plaza North site is 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 (24,263 square-feet) and wrap around an existing, off-site historic 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 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 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 Granodiorite formation. Bedrock was encountered at depths between about 62 and 93 feet-bgs. Groundwater is approximately 17 to 24 feet-bgs.

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 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 locations to help the public stay informed.

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

Queens Community Board 1  
Attn: Florence Koulouris  
45-02 Ditmars Boulevard  
LL Suite 125  
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  
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

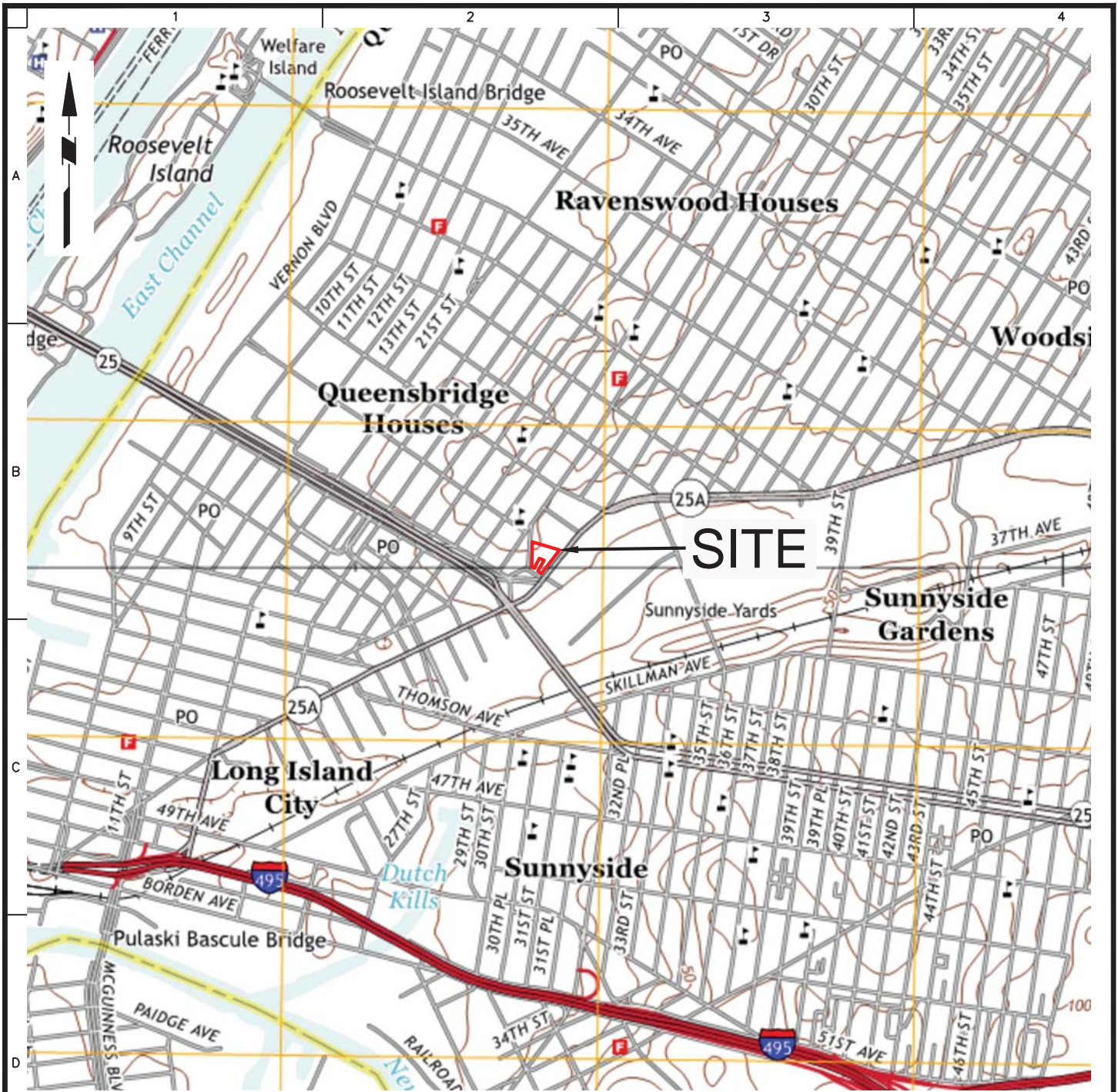
Wendy Kuehner  
New York State Department of Health  
Empire State Plaza, Corning Tower  
Albany, NY 12233  
Phone: (518) 402 7860  
Email: BEEI@health.ny.gov

**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.



**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

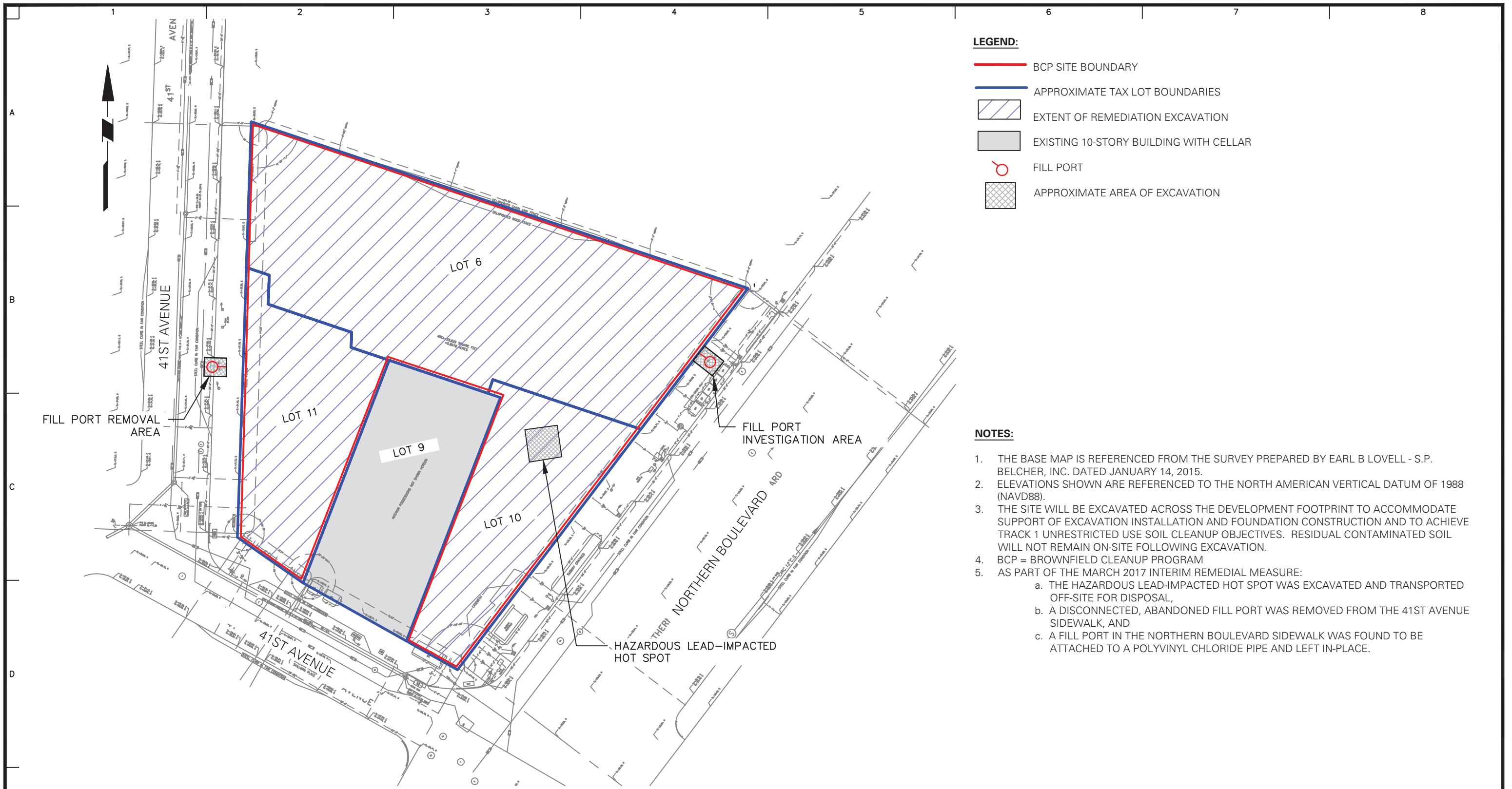
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 Langan CT, Inc.  
 Langan International LLC  
 Collectively known as Langan

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

Figure Title  
**SITE LOCATION  
 MAP**

|                          |                        |
|--------------------------|------------------------|
| Project No.<br>170316402 | Figure No.<br><b>1</b> |
| Date<br>03/23/2017       |                        |
| Scale<br>NTS             |                        |
| Drawn By<br>MLR          | Checked By<br>SK       |
| Submission Date          | Sheet 1 of 13          |



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**QUEENS PLAZA  
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 BLOCK No. 403, LOT Nos. 6, 10, 11  
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 QUEENS NEW YORK

Figure Title  
**TRACK 1 CLEANUP  
 PLAN**

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