

(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.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

37-88 Review Avenue
Long Island City, NY 11101

SITE No. C241203
NYSDEC REGION 2

September 2020

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C241203/>

*(*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance)*

Queens Central Library at Sunnyside

Sunnyside Branch
Queens Public Library
43-06 Greenpoint Avenue
Long Island City, NY 11101

Queens Community Board #2

43-22 50th Street
Woodside, NY 11377
(718) 533-8773

Who to Contact

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

Project-Related Questions

Kyle Forster, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12203
(518) 402-8644
kyle.forster@dec.ny.gov

Project-Related Health Questions

Stephanie Selmer
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 37-88 Review Avenue site ("site") located at 37-88 Review Avenue, Long Island City, NY. Please see the map for the site location. The cleanup activities will be performed by Up From the Ashes, Inc. and Phoenix Beverages, Inc. ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC, in consultation with New York State Department of Health (NYSDOH), has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241203/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in September 2020 with a pilot study to refine design parameters. The pilot study will last three to six months, followed by the long-term operation of a remedial system until an acceptable cleanup is achieved.

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 key components of the remedy are:

- Installation and operation of petroleum recovery wells throughout the site to remove potentially mobile petroleum from the subsurface;
- Restoration of the site cover (i.e., building slab, asphalt or concrete) where it is compromised, or placement of a 1-foot clean soil cover to allow for industrial use.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

BROWNFIELD CLEANUP PROGRAM

Next Steps: After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER 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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicants:

- 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.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Site Description: The 1.8-acre site is located in an industrial area of Long Island City, southeast of the Greenpoint Avenue and Review Avenue intersection. The site is bounded by industrial properties to the west, south, and east with Review Avenue and First Cavalry Cemetery located to the north. A multi-story warehouse occupies the site with roof-top parking and access to offices on the first and second floors. The site was historically part of a larger parcel that was used for petroleum refining and chemical manufacturing. Various manufacturing and oil companies occupied the site until 1951. Currently a bus tour company utilizes the site for parking and maintenance.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241203) at:

<http://www.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

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 NYSDEC 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>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

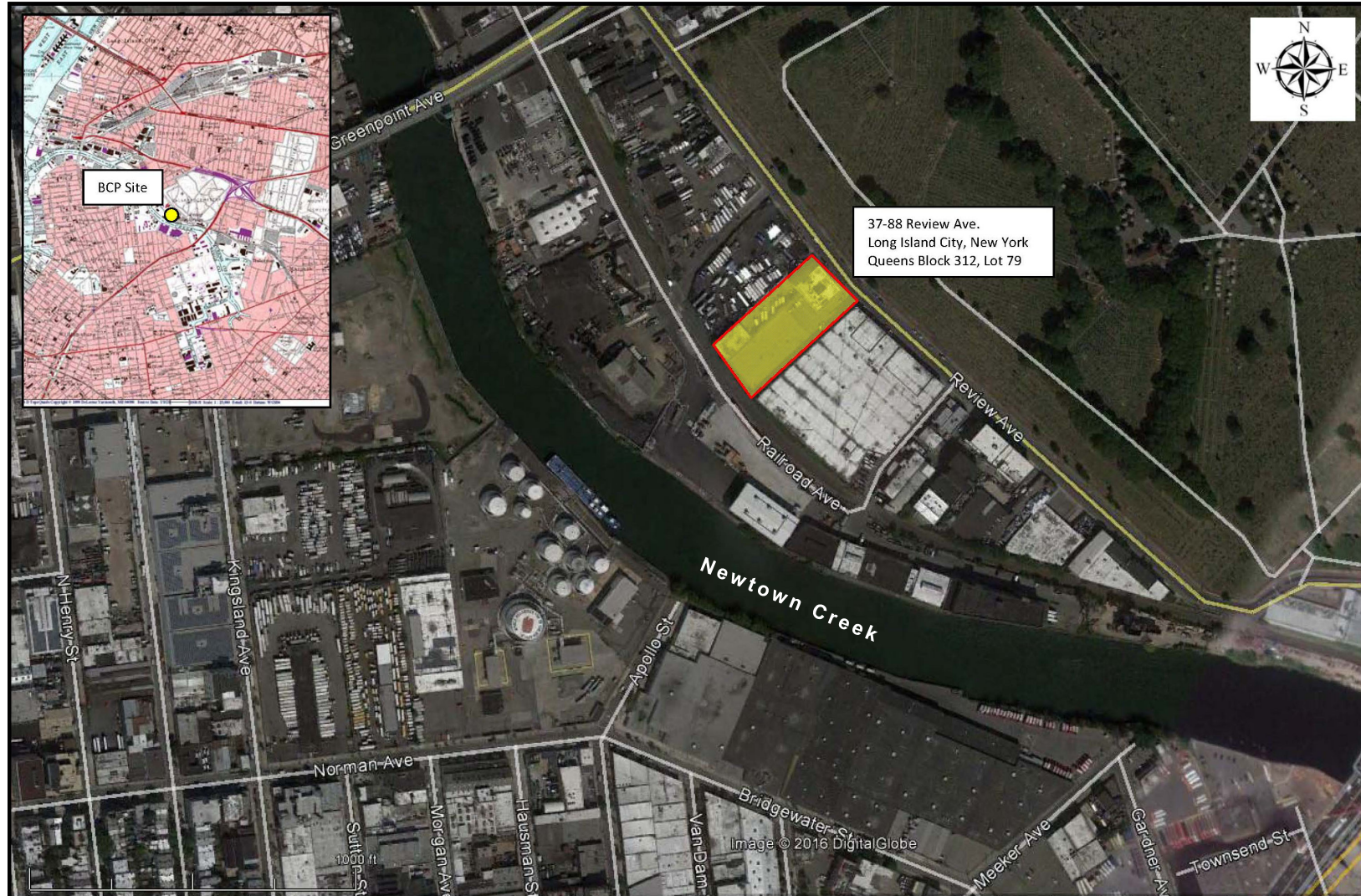
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM



37-88 Review Ave.
Long Island City, New York
Queens Block 312, Lot 79



Figure 1
Location Map
37-88 Review Avenue, Long Island City, NY

Project: 37-88 Review Avenue Property BCP
Project No.: PHOENIX1601
Project Location: 37-88 Review Ave, LIC, NY
Date: March 2018