

(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

11-20 46th Road Site

11-20 46th Rd.

Long Island City, NY 11101

SITE No. C241242

NYSDEC REGION 2

January 2022

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241242/>
and at these location(s):

Queens Library Long Island City

37-44 21st Street
Long Island City, NY 11101
(718) 752-3700

Queens Community Board No. 2

43-22 50th Street, Room 2B
Woodside, New York 11377
(718) 533-8773
Qn02@cb.nyc.gov

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

Who to Contact

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

Project-Related Questions

Christopher Allan, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
Christopher.allen@dec.ny.gov

Project-Related Health Questions

Gregory A. Rys
NYSDOH
5665 NYS Route 5
Herkimer, NY 13350
(315) 619-3194
beci@health.ny.gov

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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 11-20 46th Road Site ("site") located at 11-20 46th Road in Long Island City, NY under New York State's Brownfield Cleanup Program (BCP) have been met. Please see the map for the site location.

The cleanup activities were performed by 11-20 46th Road Owner LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241242/>
- The documents also are available at the locations identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Repair of all cracks and sealing the existing slab to serve as the sealing layer for the soil vapor mitigation sub-slab depressurization system (SSDS) and part of the composite cover system, which will be a long-term engineering control (EC) (previously completed as an Interim Remedial Measure [IRM]);
- Installation and operation of an SSDS as an EC to mitigate the potential for soil vapor intrusion (previously completed as an IRM);
- Implementation of a Site Management Plan (SMP) for long-term management of residual contamination as required by the environmental easement, including plans for: 1) Institutional and Engineering Controls (IC/ECs), 2) monitoring, 3) operation and maintenance, and 4) reporting;
- Recording of an environmental easement to control land use and prevent future exposure to any contamination remaining at the site.

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- SSDS

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is 0.229 acres and is bordered on the west by commercial buildings and 11th Street, on the east by industrial warehouse properties and 21st Street, on the south by commercial buildings and 47th Avenue, and on the north by 46th Road and apartment buildings. It is currently developed with a three-story building with a cellar that is occupied by office and educational space for children with special needs. The site has historically been occupied by

multiple commercial entities including Color Graphics Press, Lillian Graphics, Wayne Graphic Prod, Zenith Graphic Supply, and W&W Jewelers and Zenith Graphics Supply from 1962 to 2015 before it was acquired by the applicant, who developed the site for its current use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241242) at:

<https://www.dec.ny.gov/cfmx/extapps/dereexternal/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 may 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:

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

BROWNFIELD CLEANUP PROGRAM

Site Location

