



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

29-05 38th Avenue Site
29-05 38th Avenue
Long Island City, NY 11101

SITE No. C241250

NYSDEC REGION 2

March 2022

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241250> and at these locations:

Queens Library of Long Island City

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

Queens Community Board 1

45-02 Ditmars Boulevard
LL Suite 1025
Astoria, NY 11105
(718) 626-1021
Qn01@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

Steve Walsh, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
518-402-9824
steven.walsh@dec.ny.gov

Project-Related Health Questions

Sally Rushford
NYSDOH
Empire State Plaza – Corning Tower
Room 1787
Albany, NY 12237
518-402-5465
bee@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

Interim Remedial Measure to Begin

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the 29-05 38th Avenue Site (“site”) located at 29-05 38th Avenue, Long Island City, NY. Please see the map for the site location. The expedited cleanup activities are expected to begin in March 2022 and last approximately 1 month. The activities will be performed by FH 2BRO Builder Corp. (“applicant”) with oversight provided by NYSDEC.

- Access the IRM Work Plan and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241250>
- Documents also are available at the location(s) identified at left under “Where to Find Information.”

Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The IRM work plan describes upcoming cleanup activities that include:

- Removing one Underground Storage Tank (UST) at the center of site along 38th Avenue;
- Excavating contaminated soil to approximately 15 feet below surface grade in the area of the UST;
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy;
- Staging of and covering excavated soil until a sitewide excavation is complete as part of the remedial action, and;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities.

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Site Description: The site is 0.24-acres and is bordered on the west by Old Ridge Road, on the south by 38th Avenue, and on the north by a mixed-use building under construction. It is currently vacant. Past uses of the site include single family residences, a warehouse used for carpet cleaning (1936-2006) and an automotive repair and gas filling station. All buildings were demolished in 2021. A seven-story, mixed use, commercial and residential building is planned as redevelopment.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241250) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds (VOCs), particularly tetrachloroethene (PCE), which are present site-wide in groundwater and soil vapor. There were limited exceedances of polycyclic aromatic hydrocarbon in shallow soils.

Next Steps: NYSDEC will approve the IRM work plan in consultation with the NYSDOH. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

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>

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Site Location

