

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

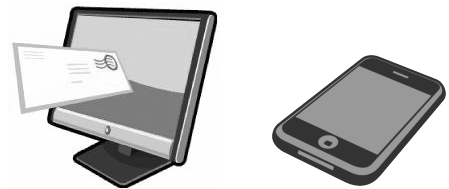
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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**

Where to Find Information:

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241256/> and at these location(s):

Queens Public Library at Long Island City

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

Queens Community Board 2

43-22 50th Street, Room 2B
Woodside, NY 11377
(718) 533-8773
qn02@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

Jared Donaldson, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
(518) 402-9176
jared.donaldson@dec.ny.gov

Project-Related Health Questions

James Sullivan, Project Manager
NYSDOH
Empire State Plaza, Corning Tower
Room 1787
(518) 402-5584
jim.sullivan@health.ny.gov

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

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

FACT SHEET

Brownfield Cleanup Program

42-24 Orchard Street

42-24 Orchard Street

Long Island City, NY 11101

SITE No. C241256

NYSDEC REGION 2

November 2022

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 42-24 Orchard Street site ("site") located at 43-01 – 43-43 Queens Street and 42-22 – 42-24 Orchard Street, Long Island City in Queens County. Please see the map for the site location.

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 the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **November 2 through December 17, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241256/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of all soil exceeding restricted residential soil cleanup objectives (SCOs) to a depth of 15 feet below grade;
- Excavation and off-site disposal of soil below 15 feet which may be a source of contamination to the groundwater. This would include removal of all soil that exceeds protection of groundwater SCOs for contaminants also present above standards in groundwater;
- Excavation and off-site disposal of soil from a localized area in the southwest part of the site that exceeds the hazardous criteria for lead;
- Treatment of contaminated groundwater through groundwater extraction and treatment during dewatering activities associated with soil removal below the water table. Groundwater will be sampled and treated prior to discharge to the sewer system;
- Collection and analysis of end-point soil samples and long-term monitoring of groundwater to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill;

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Performance of a post-remediation soil vapor intrusion evaluation to determine if any additional measures to address exposures to soil vapor intrusion are necessary;
- Implementation of a Site Management Plan (SMP) to detail procedures required for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by BLDG Orchard LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the RAWP and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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.

Site Description: The 1.89-acre site is located on the south side of Jackson Avenue and is bounded by Queens Street to the west and Orchard Street to the east. The site is identified as Block 265, Lot 13 on the NYC Tax map. The site consists of a parking lot and five buildings. Various commercial and industrial companies previously operated on the site since 1915, including a furniture manufacturer, wood manufacturer, paper manufacturer, and dry-cleaner. Currently the on-site buildings are mostly abandoned. The planned redevelopment includes a mixed-use residential tower with an accessory two story parking garage and ground floor retail space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241256) 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 metals and polycyclic aromatic compounds (PAHs) in soil and petroleum-related volatile organic compounds (VOCs) in groundwater. The PAHs and metals are present at depths up to 19 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. The petroleum-related VOCs in groundwater are attributed to the adjacent Queens Plaza Residential Development site BCP site (Site No. C241151).

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





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Jared Donaldson, 518-402-9176, jared.donaldson@dec.ny.gov