



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

23-30 Borden Avenue Development

23-30 Borden Avenue  
Long Island City, NY 11101

SITE No. C241238

NYSDEC REGION 2

August 2021

## Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241238/>  
and at these location(s):

### Queens Library at Court Square

25-01 Jackson Avenue  
Long Island City, NY 11101  
(718) 937-2790

### Queens Community Board 2

43-22 50th Street, Room 2B  
Woodside, New York 11377  
(718) 533-8777  
Qn02@cb.nyc.gov

## Who to Contact

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

### Project-Related Questions

Javier Perez-Maldonado, Project Manager  
NYSDEC  
625 Broadway, 12th Floor  
Albany, NY 12233-7016  
(518) 402-8172  
[javier.perez-maldonado@dec.ny.gov](mailto:javier.perez-maldonado@dec.ny.gov)

### Project-Related Health Questions

Daniel Tucholski  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Center for Environmental Health  
Corning Tower, Rm 1787  
Albany, NY 12237  
(518) 486-7016  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

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

## 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 23-30 Borden Avenue Development site ("site") located at 23-30 Borden Avenue, Long Island City, NY. 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 poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **August 25, 2021 through October 9, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241238/>.
- 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 commercial use remedy consists of:

- Excavation and off-site disposal of targeted areas of on-site soil contamination which exceeds soil cleanup objectives (SCOs) for contaminants present in groundwater;
- Installation of a site cover to allow for commercial use of the site in areas where the upper one foot of exposed soil exceeds the SCOs. The site cover will consist of new concrete building foundations, concrete and/or asphalt pavement, and/or one foot of clean soil.;
- During excavation, any Underground Storage Tanks (USTs) and other possible sources of contamination will be removed;
- Dewatering of the site to allow excavation below the water table and treatment of the extracted groundwater;
- In-situ ("in-place") chemical treatment will be used to treat chlorinated volatile organic compound (VOC) contamination in site groundwater;

- Removing free phase petroleum through pumping and off-site disposal;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) 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 23-30 Borden Owner LLC (“applicant(s)”) 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 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(s) 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 site is located south of the intersection of Borden Avenue and 23rd Street in Long Island City, NY and is identified as Block 68 and Lot 38 on the NYC Tax map. The site is 203,325 square feet (4.67 acres) of vacant land. The site previously contained a two-story warehouse building and an asphalt paved parking lot. The building was demolished between 2020 and 2021. Historical operations at the site include a Long Island Rail Road (LIRR) switch yard between the years 1898 and 1950. Additionally, coal gas associated structures were identified on the northern portion of the site between the years 1898 and 1928. The proposed site redevelopment will include six-story building with loading docks, structured parking landing and storage.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241238) at:

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

**Summary of the Investigation:** Soil and groundwater samples were collected and analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), pesticides and per- and polyfluoroalkyl substances (PFAS). Soil vapor samples were analyzed for VOCs. VOCs (petroleum compounds), SVOCs (Polycyclic aromatic hydrocarbons [PAHs]) and metals were detected in soil above use-specific soil cleanup objectives. The PAHs and metals are present at depths up to 27 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. VOCs in soils are likely the result of petroleum spills. Chlorinated VOCs were detected in groundwater and soil vapor.

**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>

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*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.*

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#### **Stay Informed With DEC Delivers**

Sign up to receive site updates by email:  
[www.dec.ny.gov/chemical/61092.html](http://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

