



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

27-09 40th Avenue  
27-03 and 27-09/27-11 40th  
Ave. and 39-44 28th St.  
Long Island City, NY 11101

## Where to Find Information

*(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)*

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C241241/>  
and at these location(s):

**Document Repository Name**  
Queens Library at 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 125  
Astoria, NY 11105  
Tel: 718-626-1021  
Email: [qn01@cb.nyc.gov](mailto:qn01@cb.nyc.gov)

## Who to Contact

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

**Project-Related Questions**  
Ruth Curley, Project Manager  
NYSDEC  
625 Broadway  
Albany NY 12223-7016  
Tel:(518) 402-9480  
Email: [ruth.curley@dec.ny.gov](mailto:ruth.curley@dec.ny.gov)

**Project-Related Health Questions**  
Eamonn O'Neil  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany NY 12237  
(518) 402-7877  
[beei@health.ny.gov](mailto:beei@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)

January 2021

SITE No. C241241  
NYSDEC REGION

## 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 27-09 40th Avenue site ("site") located at 27-03 and 27-09/27-11 40th Avenue and 39-44 28th Street, 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 presence of volatile organic compounds (VOCs) in the soil and groundwater and the potential for exposures via the soil vapor intrusion pathway. 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 **January 20 through March 6, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241241/>.
- 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 unrestricted use remedy consists of:

- Excavation and off-site disposal of contaminated soil to a depth of approximately 4 feet below surface grade across the majority of the site, and to a depth of up to 36 feet below surface grade in the eastern portion of the site where deeper "hot spot" areas were identified. In the "hot spot" areas, a reactive iron material will be added at the bottom of the excavation to degrade any remaining groundwater contamination ;
- Treatment of groundwater by installation of vertical permeable reactive barriers in select areas on the site. The barrier is created by injection of activated carbon with reactive iron, which will degrade groundwater contaminants, resulting in non-hazardous gases. The locations of these barriers will be determined during design and may include the downgradient site boundary and areas downgradient of former hot spots;

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- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Installing a soil vapor extraction (SVE) system and a sub-slab depressurization system to prevent migration of vapors into the building from soil and/or groundwater;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be 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 40th Ave Dutch Kills Realty LLC ("applicant) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

**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 27-09 40th Avenue site is in Long Island City, NY and consists of three separate, contiguous parcels with addresses of 27-03 40th Avenue, 27-09 and 27-11 40th Avenue, and 39-44 28th Street. The three lots total 0.4 acres. The most recent uses of the three parcels were as an autobody shop, a dry-cleaning facility and a machine shop.

The buildings were demolished in March 2020

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241241) at:

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

**Summary of the Investigation:** The primary contaminant of concern at the site is perchloroethylene (PCE), which is a volatile organic compound, primarily used in dry-cleaning. The highest soil contamination is located near an underground drain line in the eastern portion of the site. Other soil contamination was found in the center of the property. PCE was also found in groundwater and soil vapor on-site and off-site, with higher values on 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](https://www.dec.ny.gov/chemical/61092.html)

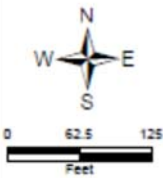
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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



### Site Location Map

27-09 40th Avenue  
Long Island City, Queens  
Site No. C241241