



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

October 2021

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241242/> and at these locations:

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 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.allan@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

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 11-20 46th Road Site ("site") located at 11-20 46th Road, 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 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 **October 21, 2021 through December 4, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241242/>.
- 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 (No Further Action) remedy is based on the completion of expedited cleanups known as Interim Remedial Measures (IRMs) conducted by the applicant with oversight by NYSDEC and NYSDOH. The completed IRMs include:

- 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); and
- Installation and operation of an SSDS as an EC to mitigate the potential for soil vapor intrusion. The SSDS is successfully operating, and NYSDOH and NYSDEC have approved the building for occupancy.

The following are additional elements proposed under the restricted residential (No Further Action) remedy:

- Implementation of a Site Management Plan (SMP) for long-term maintenance of the ECs; and
- Recording of an environmental easement to ensure proper use of the site.

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The proposed remedy was developed by 11-20 46th Road Owner 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 prior to the Remedial Action Work Plan 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 site is 0.22-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/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated solvent vapors. The findings

of past environmental investigations indicated the presence of chlorinated solvents and their degradation compounds in the sub-slab soil vapor, indoor air, and ambient air at the site. An on-site source of these vapors from soil or groundwater contamination was not identified. However, through the now-completed remedial activities, the chlorinated solvent vapors are being successfully mitigated through the operation of the SSDS installed as an IRM.

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

