



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Newtown Creek Bud Site -
North Block
2-10 54th Avenue
Long Island City, NY 11101

SITE No. C241248

NYSDEC REGION 2

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241248/>

and at these location(s):

Queens Public Library at Hunters Point

47-40 Center Boulevard
Long Island City, NY 11101
(718) 990-4150

Queens Community Board District 2

43-22 50th Street, Suite 2B
Woodside, NY 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 Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
christopher.allan@dec.ny.gov

Project-Related Health Questions

Shaun J. Surani
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7866
beci@health.ny.gov

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

November 2021

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 Newtown Creek Bud Site – North Block project (the “site”) located at 2-10 54th Avenue, Long Island City, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with 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 4, 2021 through December 18, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241248/>.
- 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 remedial action consists of:

- Excavation of and appropriate off-site disposal of soil/fill exceeding restricted residential soil cleanup objectives (SCOs) to a depth of approximately 2 feet below grade across the site, plus deeper excavations to approximately 11 feet below grade in the south-central area of the site to remove petroleum impacted soil;
- Implementation of localized dewatering in accordance with all federal, state, and local regulations, as necessary, to enable the remedial excavation activities.
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill and/or cover system material;
- Placement of a cover system, including a demarcation layer;
Implementation of a groundwater treatment program to address dissolved-phase petroleum contamination;

BROWNFIELD CLEANUP PROGRAM

- Installation of a soil vapor extraction (SVE) system to remediate contamination in portions of the site where elevated levels of freon were identified in soil vapor.
- Installation of a vapor mitigation system consisting of a vapor barrier and an active sub-slab depressurization system (SSDS) beneath the proposed new building to prevent vapor intrusion;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementing a Site Management Plan (SMP) for long-term maintenance of the remedial systems (engineering controls); and
- Recording an Environmental Easement to ensure proper use of the site and implementation of the SMP.

The proposed remedy was developed by Bud North 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 to NYSDEC in October 2021 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(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 approximately 130,915-square-foot Site currently consists of two buildings originally constructed around 1940, which are currently undergoing demolition, and an asphalt-paved parking lot. The Site buildings were most recently occupied by three commercial businesses (Electro-Harmonix Corporation, NBC Studios, and New York Mart Group, Inc.). The Site is bounded to the north by 54th Avenue, to the west by 2nd Street, to the south by the Newtown Creek Bud Site – South Block property, and to the east by a van and bus rental facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the site ID, C241248) 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 petroleum-related VOCs, semi-volatile organic compounds (SVOCs), polychlorinated biphenyls, Per- and polyfluoroalkyl substances (PFAS), and metals in soil and/or groundwater; and freon, and to a lesser extent petroleum- and chlorinated solvent-related VOCs, in soil vapor.

Brownfield Cleanup Program: New York's 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

