



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Former FO Pierce Company  
2-33 50<sup>th</sup> Avenue  
Long Island City, NY 11101

**SITE No. C241251**

**NYSDEC REGION 2**

**February 2022**

## Where to Find Information:

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C241251/>  
and at these location(s):

### Queens Public Library - Central

89-11 Merrick Avenue  
Jamaica, NY 11432  
(718) 990-0700

### Queens Public Library - LIC

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

### Queens Community Board 2

43-22 50<sup>th</sup> Street, Suite 2B  
Woodside, NY 11377  
(718) 533-8773  
[Qn02@cb.nyc.gov](mailto:Qn02@cb.nyc.gov)

## Who to Contact:

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

### Project-Related Questions

Dan McNally, Project Manager  
NYSDEC  
625 Broadway, Albany, NY 12233  
(518) 402-9143  
[daniel.mcnally@dec.ny.gov](mailto:daniel.mcnally@dec.ny.gov)

### Project-Related Health Questions

Harolyn Hood  
NYSDOH  
Empire State Plaza, Corning Tower  
Albany, NY 12237  
(518) 473-4780  
[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 Former FO Pierce Company Site ("site") located at 2-33 50<sup>th</sup> Avenue, Long Island City, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC and NYSDOH have 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 **February 2 through March 19, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241251/>
- 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/ Restricted Residential remedy consists of:

- Excavation and off-site disposal of a total of approximately 20,800 cubic yards of soil exceeding the unrestricted use and/or restricted residential soil cleanup objectives (SCOs) from approximately 4 to 13 feet below grade;
- Installation and operation of support of excavation and dewatering systems to facilitate the remedial excavation;
- Collection of post-excavation soil samples to confirm removal of all contaminated fill material exceeding applicable SCOs;
- Importing clean material that meets the established SCOs for use as backfill and establish design grades;
- Installation of a site cover consisting of the proposed buildings concrete foundation slab and gravel over the Track 4 portion of the site to allow for restricted residential use;
- Completion of a soil vapor intrusion (SVI) evaluation and implementing actions to address inhalation exposures from SVI, if needed;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

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- Implementation of a long-term institutional control in the form of an Environmental Easement;
- Establishment of a Site Management Plan to ensure long-term management of the engineering and institutional controls, including the performance of periodic inspections and certification that the controls are performing as they were intended; and
- Preparation of a Final Engineering Report (FER) to document the implemented remedial actions.

The proposed remedy was developed by 50<sup>th</sup> & 5<sup>th</sup> LIC 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 was submitted prior to the draft 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(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 at 2-33 50<sup>th</sup> Avenue in Long Island City and is identified as Block 17, Lot 1 on the NYC Tax map. It is bound by 49th Avenue to the north, 50th Avenue to the south, 5th Street to the east, with Center Boulevard to the west. The site is 75,794 square feet (1.74 acres) and is comprised of a vacant single- and two-story building, a paved parking lot, and vacant area covered with vegetation. The current building occupying the site was constructed in 1931. From the late 1800's through 1987, the site was used for varnish and paint manufacturing. It was subsequently used as a warehouse for art storage but is now vacant and unoccupied. Once remediated, the site's redevelopment plan includes construction of two connected mixed use (residential and commercial) mixed-income buildings totaling 76,000 square feet.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241251) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are semi volatile organic compounds (SVOCs) and metals found at depths up to 10 feet below grade in soils at concentrations above unrestricted and restricted residential SCOs. Impacts to groundwater includes volatile organic compounds (VOCs), SVOCs, metals, and per- and poly-fluoroalkyl substances (PFAS) above standards.

**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 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](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>



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**Site Location: Former FO Pierce Company  
2-33 50<sup>th</sup> Avenue, Long Island City, NY 11101**

