



**Department of
Environmental
Conservation**

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

Queens Public Library

Court Square Branch
25-01 Jackson Avenue
Long Island City, NY 11101
Call for hours: (718) 937-2790

Community Board No. 2

43-22 50th Street
Woodside NY 11377
Call in Advance: (718) 533-8773

NYSDEC, Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900
Hours: Mon. to Fri. 8AM to 4 PM

Who to Contact:

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

Project Related Questions

Shaun Bollers, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4096
shaun.bollers@dec.ny.gov

Public Health questions:

Anthony Perretta
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

**For additional information on the New York's
Brownfield Cleanup Program, visit:**

www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Silvercup West Site

**Parcels A, B, C, and D
41-98 through 42-16 Vernon Blvd.
Long Island City, NY 11101**

**SITE Nos. C241099, C241086,
C241100, C241101
NYSDEC REGION 2**

November 2017

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Silvercup West Parcels A, B, C & D (collectively the "Site") located at 41-98 through 42-16 Vernon Boulevard in Long Island City, Queens, New York under New York State's Brownfield Cleanup Program (BCP). Please see the attached map for the site location.

Cleanup activities were performed by Terra Cotta LLC ("the Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Volunteer has submitted draft Final Engineering Reports (FER) for NYSDEC review which state that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Site Description and Background: The Site is located southwest of the intersection of Queens Plaza South and Vernon Boulevard and is identified as Block 477, Lots 13, 15, and 20 on the NYC Tax map. The Site is bounded by Vernon Boulevard to the east, the New York Power Authority Power Generation site (NYPA – BCP Site No. C241109) to the south, the East River to the west, and the Ed Koch Queensboro Bridge to the north. The Site is 119,250 square feet (2.7 acres) and is currently improved with a 2-story vacant building in Parcel D. The Site was historically used for industrial and manufacturing purposes. A Site Location Map is attached.

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

Parcels A (C241099), B (C241086) and C (C241100):

- Excavation and off-site disposal of approximately 8,343 tons of grossly impacted and petroleum-contaminated soil, 193 tons of elevated metals-impacted soil and 750 tons of historic fill material. In addition, two underground storage tanks, one historic tank base, and their appurtenances were removed.
- A bulkhead cutoff wall was installed along the northern boundary of the Parcel A site. The cutoff wall will prevent the potential migration of petroleum to the East River.
- Removal and off-site disposal of approximately 4,238 gallons of petroleum free product and impacted groundwater observed at the base of the remedial excavation.
- Construction of a site cover system which is comprised of a combination of impervious cover, a minimum of two feet of gravel, recycled concrete aggregate (RCA), and/or clean imported material meeting the soil quality requirements in Part 375-6.7(d)(ii)(b) (i.e., lower of Protection of Groundwater SCOs or restricted residential SCOs).
- Publication of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

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- Recording of an Environmental Easement, including ICs, to prevent future exposure to any remaining contamination remaining at the Site and to allow for restricted residential use of the site.

Parcel D (C241101)

- Removal of approximately 28 tons of material contaminated with petroleum and soil/fill which exceeded the commercial use Soil Cleanup Objectives (CSCOs) to the extent feasible, approximately 137 tons of hazardous lead contaminated material, and 284 tons of historic fill;
- Collection and analysis of endpoint documentation soil samples;
- Backfilling of remedial excavation areas to development grade with clean fill (i.e., lower of protection of groundwater or commercial use SCOs) and virgin, native imported crushed stone;
- Placement of a vapor barrier beneath the building slab and along foundation sidewalls to eliminate potential for migration of soil vapor into the structure;
- Installation of a site cover system as described for parcels A, B and C over the entire Site to eliminate exposure to remaining contamination; and
- Implementation of Institutional Controls in the form of a Site Management Plan and an Environmental Easement to allow for the commercial use of the site.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion (COC) which will be announced in a fact sheet that is sent to the site contact list. The Volunteer will be able to redevelop the site after receiving a COC. In addition, the Volunteer:

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, a Volunteer does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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 DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

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Site Location Map

