



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
beci@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**

January 2018

NYSDEC REGION 2

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Silvercup West Parcels A, B, C & D site (collectively the "site") located at 41-98 through 42-16 Vernon Boulevard in Long Island City, Queens County, New York under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Terra Cotta LLC (the "Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified under "Where to Find Information."

Completion of the Project: 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.
- 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)

BROWNFIELD CLEANUP PROGRAM

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.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System (Parcels A, B, C, and D)
- Bulkhead Cutoff Wall (Parcel A only)

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241099, C241086, C241100 and C241101) at:

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

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:

<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.

