

NEW YORK STATE DEPARTMENT OF



ENVIRONMENTAL CONSERVATION

Where to Find Information:

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

Queens Library, Broadway Branch

40-20 Broadway
Long Island City, NY 11103
Call for hours: (718) 721-2462

NYSDEC, Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

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) 482-4608
snboller@gw.dec.state.ny.us

Public Health questions:

Chris Doroski
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.state.ny.us

**For additional information on the New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

FACT SHEET #3

Brownfield Cleanup Program

Silvercup West - Parcel D

**42-16 Vernon Blvd
Long Island City, NY 10451**

SITE No. C241101

NYSDEC REGION 2

December 2013

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) to address contamination related to Silvercup West - Parcel D site (the "Site") located at 42-16 Vernon Blvd, in Long Island City, New York. 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. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **December 5, 2013** through **January 18, 2014**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan and Proposed Decision Document: The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Action Work Plan". The proposed Track 4 Commercial-use remedy consists of:

- Removal of material contaminated with petroleum and soil/fill with exceedances of Commercial Use Soil Cleanup Objectives (CUSCOs) to the extent feasible;
- Collection and analysis of endpoint documentation soil samples;
- Backfilling of remedial excavation areas to development grade with clean fill or 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 cover system over the entire Site to eliminate exposure to remaining soil/fill;
- Development and execution of a Health and Safety Plan and a Community Air Monitoring Plan for the protection of on-site workers, the general public, and the environment during remediation and construction activities; and

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BROWNFIELD CLEANUP PROGRAM

- Implementation of long-term Institutional Controls in the form of a Site Management Plan and an Environmental Easement

The proposed remedy was developed by Terra Cotta LLC (the "Volunteer") 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 submission of the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Site Description: The approximately 6,220 square foot site encompasses Queens Borough Block 477, Lot 20 and a portion of Lot 15 in Long Island City, New York. The Site has been vacant for at least 20 but possibly 60 years and contains one structure; the New York City-landmarked Terra Cotta Building that is located on the eastern perimeter of the parcel along Vernon Boulevard. The Site was historically used for industrial and manufacturing processes.

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

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

Summary of the Investigation: The Areas of Concern (AOCs) at the Site are a historic fill layer, petroleum related volatile organic compound (VOC)-contaminated fill beneath the Terra Cotta building basement boiler room, and a suspected underground storage tank identified by a potential fill or vent line off the northeast corner of the Terra Cotta building. Primary contaminants of concern at the Site are VOCs associated with the impacted fill beneath the Terra Cotta building basement, and semivolatile organic compounds (SVOCs) and metals, which appear to be related to the presence of historic fill material.

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 draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. 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.

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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

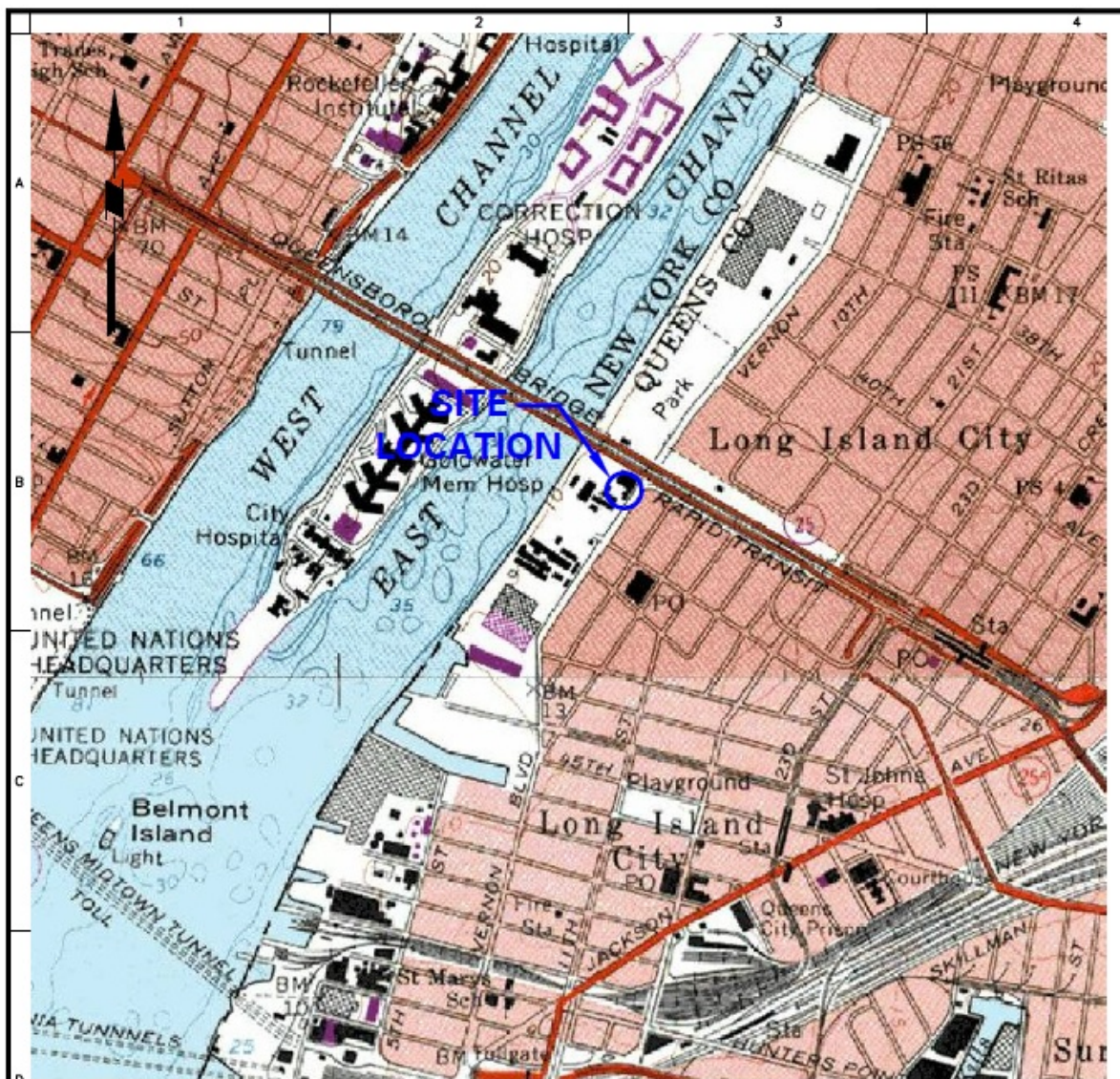
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

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. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

**GENERAL NOTES:**

1. BASE MAP REFERENCE IS FROM THE 1979 USGS TOPOGRAPHICAL MAPS, BROOKLYN QUADRANGLE

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

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Project

**SILVERCUP WEST
TERRA COTTA SITE -
PARCEL D
LONG ISLAND CITY**

QUEENS

NEW YORK

Drawing Title

**SITE LOCATION
MAP**

Project No.

5635005

Date

8/20/2013

Scale

NTS

Drawn By

SH

Submission Date

Drawing No.

1

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