



FACT SHEET

Fact Sheet #1

Brownfield Cleanup Program NYSDEC Region 2

Silvercup West-Terra Cotta Site
Site No. C241101-Parcel A
Site No. C241086-Parcel B
Site No. C241099-Parcel C
Site No. C241100-Parcel D
Long Island City, NY

January 2007

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate the Silvercup West-Terra Cotta Site located at 41-98 and 42-02 through 42-16 Vernon Boulevard in Long Island City. See map for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by Terra Cotta, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Terra Cotta, LLC to participate in the BCP. The application proposes that the site will be used for commercial and residential purposes.

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from **01/10/07** through **02/09/07**. The draft RI Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Shaun Bollers
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, New York, 11101

2007 JAN 16 PM 1:45

NYS DEC REGION 2
RECEIVED

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 and business.

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:
www.dec.state.ny.us/website/der/bcp

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment; and
- 4) provide information to support the development of a Remedial Work Plan to address the contamination.

The investigation will be performed by Terra Cotta, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

The Site's contaminants of concern and affected media as known include:

- Subsurface soil impacted by semi-volatile organic compounds (SVOCs) and metals.
- Groundwater impacted by metals and SVOCs.
- Petroleum impacted soil.

The investigation activities, as identified in the RI Work Plan, include the following:

- A non-intrusive geophysical survey such as Electromagnetic Survey (EM) Ground Penetrating Radar (GPR) will be performed on the eastern side of the Site and around the existing building on Vernon Boulevard to identify suspected USTs. Prior to performing the GPR survey, heavy brush and vegetation and potential obstacles (tire piles etc.) will be cleared or moved.
- Completion of 21 direct-push Geoprobe™ soil borings (depending on access and subsurface conditions) completed to a depth ranging from 15 to 20 feet (to the anticipated water table or the bottom of the fill depth, whichever is deeper). Soil samples will generally be collected at two depths at each boring location. At least five of the borings shall be placed adjacent to the property boundaries to meet the Title 14 boundary investigation requirements in appropriate locations in relation to Potential Areas of Concern (PAOCs).
- Installation of 6 shallow monitoring wells within Geoprobe™ borings. Monitoring wells will be constructed to an approximate depth of 20 feet at locations up-gradient and down-gradient of the site, and near PAOCs. One groundwater sample will be collected from each of the 6 new wells and the existing wells (if considered sound).
- Collection of 9 soil vapor samples within Geoprobe™ borings will be performed at locations within the footprints of the existing building and the proposed structure.
- Ten test pits will be performed in an effort to penetrate the existing "slab" which has been previously documented in the location of former structures located on the Site. The slab is located below grade at an estimated depth ranging from 5 feet to 9.5 feet. Several of the test pits will be advanced to further document site conditions in the location of a former UST grave and spill area.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repository (see below). After the RI Work Plan is approved, Terra Cotta, LLC may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about seven to nine weeks.

Terra Cotta, LLC will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of the Silvercup West-Terra Cotta Site.

Background

The approximately 2.7-acre Site is located between the East River and Vernon Boulevard, south of the Queensboro Bridge. The area around the site is mainly occupied by light industrial buildings and warehouses. Queensbridge Park lies directly to the north of Queensboro Bridge (northern border of the site), and property occupied by the New York Power Authority (NYPA) temporary power generating facility abuts the Site on the south. A few commercial use structures, (e.g., the Plaza Motel) lie to the east of the Site across Vernon Boulevard.

The Site has been vacant for almost fifteen years. The earliest known occupant of the site in 1898 was the New York Architectural Terra Cotta Company. The site was used for the manufacture of terra cotta until some time between 1936 and 1947 by the Eastern Terra Cotta Company, the New York Architectural Terra Cotta Company and the New York Terra Cotta Company. After 1947, portions of the site were used for plastics manufacturing and electronics manufacture. There is also evidence that at least portions of the site may have also been used for the manufacture of wood products and wood posts, waste paper sorting and rag processing during the period from approximately 1936 to 1950. From approximately 1950 to 1990, the property was used by Pepsi-Cola as a distribution warehouse. By 1991, all of the buildings on site, with the exception of the original New York Architectural Terra Cotta Company office building, had been demolished.

Several environmental investigations have been performed on the Site, including the following:

- Environmental Liabilities Assessment for 41-98 and 42-02 through 42-16 Vernon Boulevard, May 1994;
- Summary of Underground Storage Tank (UST) Closure Site Assessment – Terra Cotta Facility, September 1996;
- 550-gallon Storage Tank Excavation Report, September 1997;
- Underground Storage Tank (UST) Closure Additional Soil Removal Report, September 1997;
- Phase I Environmental Site Assessment for 41-98 and 42-02 through 42-16 Vernon Boulevard, January 1999;
- Phase II Environmental Site Assessment for Former Terra Cotta Company Property Located at 41-98 and 42-02 through 42-16 Vernon Boulevard, August 9, 1999;
- Preliminary Geotechnical Report – Silvercup Studios West, December 2002.

Copies of these investigations were provided in the BCP application submitted to NYSDEC in December 2004. A summary of these investigations is provided below.

The most significant environmental findings and conclusions can be summarized as follows:

- One approximately 10,000-gallon No.6 fuel oil UST and two 550-gallon gasoline USTs were removed from the site in 1995, and two 550-gallon gasoline tanks were removed in 1997. Soil and groundwater at the vicinity of the fuel oil were visually observed to be impacted.
- The Site was identified as a Petroleum Bulk Storage Facility with one 15,000-gallon and one 30,000-gallon storage tanks. Subsequent investigation confirmed the presence of three 10,000-gallon fuel oil and two 550-gallon gasoline USTs. Spill No. 9502890 was assigned and was reported to be closed in 1999.
- Subsurface soil and groundwater was impacted by (SVOCs) and metals.
- Subsurface soil was impacted by petroleum.

The BCP Application for the Silvercup West-Terra Cotta Site was submitted on December 15th, 2004 and accepted as complete on December 29th, 2004. The Brownfield Cleanup Agreements were executed on November 2nd, 2006.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

Queens Public Library- Court Square Branch
25-01 Jackson Avenue
Long Island City, NY, 11101
Phone: 718-937-2790

Who to Contact

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

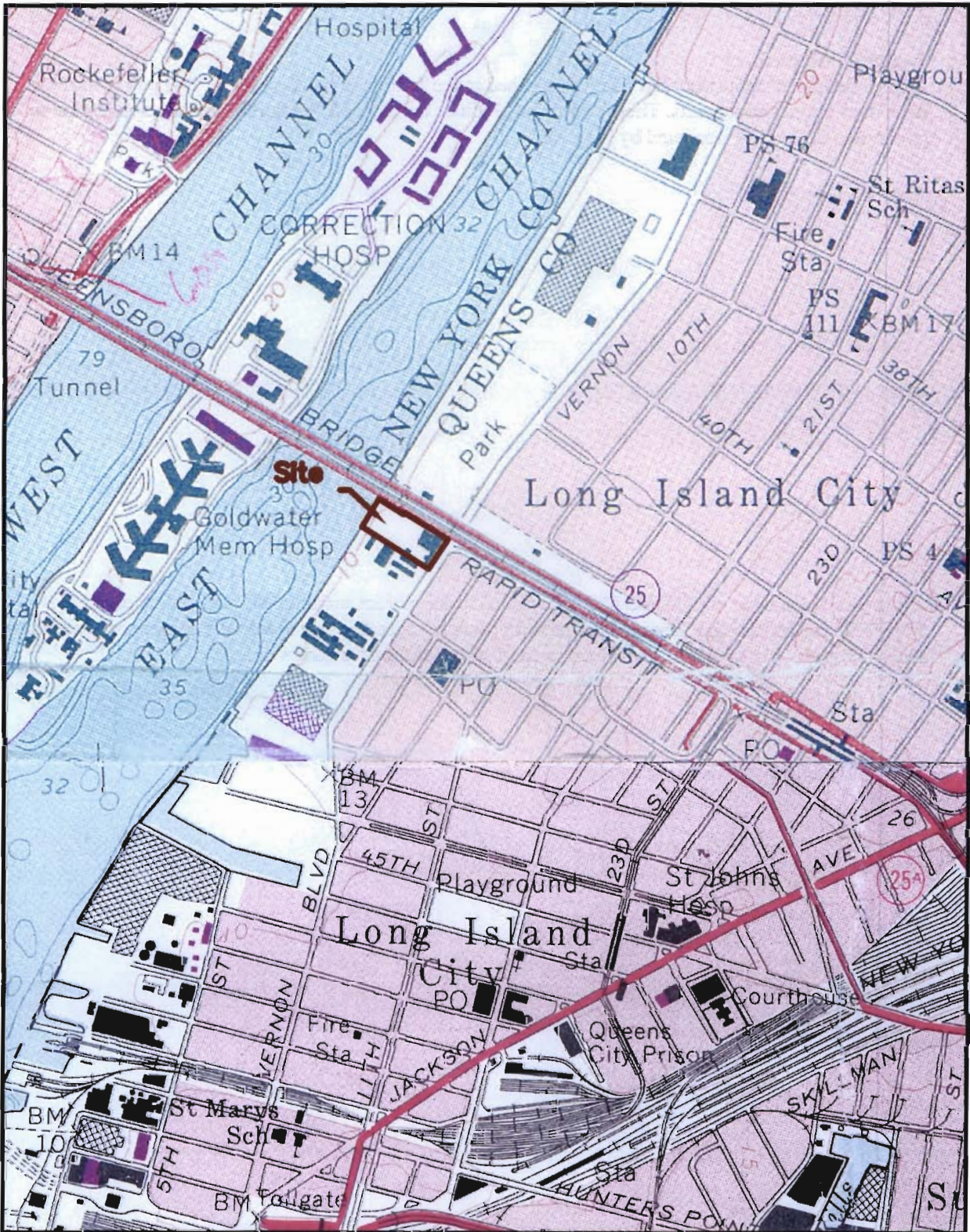
Project Related Questions

Mr. Shaun Bollers
New York State Department of Environmental
Conservation
47-40 21st Street, Long Island City, NY, 11101
(718) 482-4608
snboller@gw.dec.state.ny.us

Health Related Questions

Chris Doroski
New York State Department of Health
Flanigan Square, Troy, NY, 12180
1 (800) 458-1158 x27860
cmd16@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.



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NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA NEVADA
NJ Certificate of Authorization No: 24GA27996400

Project

**TERRA COTTA SITE
SITE MAP**

NEW YORK

NEW YORK

Project No.	Date	Scale	Figure
5635001	10/18/06	NTS	1