

NEW YORK STATE  
DEPARTMENT OF



ENVIRONMENTAL  
CONSERVATION

**FACT SHEET #2** April 2008  
Silvercup West – Terra Cotta Site

**BCP Site No.:**  
**Parcel A – C241099**  
**Parcel B – C241086**  
**Parcel C – C241100**  
**Parcel D – C241101**

**41-98 and 42-02 through 42-16**  
**Vernon Boulevard**  
**Long Island City, NY**

This fact sheet serves to announce the public comment period for a draft Remedial Action Work Plan submitted under New York's Brownfield Cleanup Program (BCP).

**Document Repository**

**Queens Library, Broadway Branch**

40-20 Broadway  
Long Island City, NY 11103  
(718) 721-2462

Monday: 10 AM to 8 PM  
Tuesday: 1 PM to 6 PM  
Wednesday: 10 AM to 6 PM  
Thursday: 1 PM to 8 PM  
Friday: 10 AM to 6 PM  
Saturday: 10 AM to 5 PM  
Sunday: Closed

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**NYSDEC Region 2 Office**

47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(call in advance) (718) 482-4909  
Hours: M-F 9:30 a.m. to 5:30 p.m.

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**Project Contacts**

**Mr. Shaun Bollers**

NYSDEC  
47-40 21<sup>st</sup> Street, Long Island City  
NY, 11101  
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**For public health related questions**

**Mr. Chris Doroski**

New York State Department of Health  
Flanigan Square, Troy, NY, 12180  
1 (800) 458-1158 x 27860

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## Remedial Action Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH) has received the draft Remedial Action Work Plan (RAWP) under the Brownfield Cleanup Program for the Silvercup West – Terra Cotta site (hereinafter “the Site”) from the Volunteer, Terra Cotta, LLC. The RAWP and all other project documents are available for public review at the document repositories listed on the left side of this fact sheet. The public comment period will last for 45 days and end on **June 12, 2008**. The RAWP is currently under review by NYSDEC and NYSDOH.

### **SITE DESCRIPTION AND BACKGROUND**

The Silvercup West – Terra Cotta Site is located at 41-98 and 42-02 through 42-16 Vernon Boulevard, Long Island City, New York. See the attached map for the location of the Site. The approximately 2.7-acre site consists of four Parcels (A, B, C, and D), and is located between the East River and Vernon Boulevard, south of the Queensboro Bridge. It is the northern of two properties that comprise Silvercup West, a proposed development consisting of multiple residential, public and commercial uses, including television and film production studios and other cultural and community use facilities. Surrounding property uses are commercial and industrial in nature. Residences are located to the north and northeast of the surrounding properties.

The Site, has been used for industrial and manufacturing purposes, including the manufacture of terra cotta, a construction material consisting of cast and fired clay units. Portions of the Site also, might have been used for the manufacture of wood products and wood posts, waste paper sorting and rag processing. The Site has been vacant for almost fifteen years, with only one structure (the original Terra Cotta office building) remaining.

The Remedial Investigation (RI) Report and its addendum, which were approved by the NYSDEC on January 24, 2008, describe the results of the environmental investigation of the Site and recommends action to address contamination.

### **PROPOSED REMEDIAL ACTION HIGHLIGHTS**

The Volunteer has proposed a remedy in accordance with the requirements of 6 NYCRR Part 375 Track 4 Restricted Use with Site Specific Cleanup Objectives (SSCOs) for Silvercup West – Terra Cotta Site. The Track 4 SSCO were determined based on ranked analytical results tables for the contaminants of concern (COC). Ranked tables were created for the metal COCs (lead, arsenic), and total carcinogenic Polynuclear Hydrocarbons (cPAHs), and

were used to determine source areas (atypically high concentrations of the specific COCs) that would warrant being addressed under the Track 4 remediation scenario.

A summary of the selected remedy is provided below:

1. Excavation of soil/fill exceeding the Track 4 SCOs;
2. Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive site work, including screening of all areas where existing surface cover is removed;
3. Appropriate off-Site disposal of all material removed from the Site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;
4. Collection and analysis of endpoint samples to evaluate the performance of the remedy with respect to attainment of Track 4 SCOs;
5. Import of acceptable materials to be used for backfill and cover in compliance with 6NYCRR Part 375;
6. Reuse of Site material that is compliant with Track 4 SCOs for backfill below the surface cover;
7. Construction and maintenance of an engineered composite cover consisting of barriers of concrete, asphalt, pavers or with one foot of clean soil;
8. Construction and maintenance of a vapor barrier (Parcel D only) beneath the Terra Cotta building to prevent potential soil vapor intrusion;
9. Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual contamination remaining at the Site; and
10. Publication of a Site Management Plan for long-term management of residual contamination as required by the Environmental Easement, including plans for potentially anticipated: (a) Institutional and Engineering Controls, (b) monitoring, (c) operation and maintenance and (d) periodic reporting.

#### **PUBLIC COMMENTS ON THE DRAFT REMEDIAL ACTION WORK PLAN**

NYSDEC is accepting written or verbal public comments on the draft RAWP from **April 28, 2008 to June 12, 2008**. The draft RAWP is available for review at the document repositories identified on the front page. Your comments are important and strongly encouraged. At the end of the comment period, NYSDEC and NYSDOH will work with the Volunteers to ensure

that all comments on the draft RAWP are addressed.

Comments should be addressed to:

Mr. Shaun Bollers  
New York State Department of Environmental Conservation  
47-40 21<sup>st</sup> Street, Long Island City, NY, 11101

#### **SIGNIFICANT THREAT DETERMINATION**

As part of every BCP project, NYSDEC, in conjunction with NYSDOH, is required to make a determination whether the conditions at the site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations at 6 NYCRR Part 375. Based on the nature and extent of the contaminants found at the site, NYSDEC & NYSDOH have determined that the conditions do not pose a significant threat to human health or the environment.

#### **NEXT STEPS**

NYSDEC will consider public comments on the RAWP when it completes its review, have any necessary revisions made and, if appropriate, approve the RAWP. NYSDOH must concur in the approval of the RAWP. The approved RAWP will be placed in the document repository. The Volunteers will then implement the activities in accordance with the approved RAWP. The Final Engineering Report will document all of the activities conducted during the RAWP.

NYSDEC will keep the public informed during the remediation of Silvercup West – Terra Cotta Site.

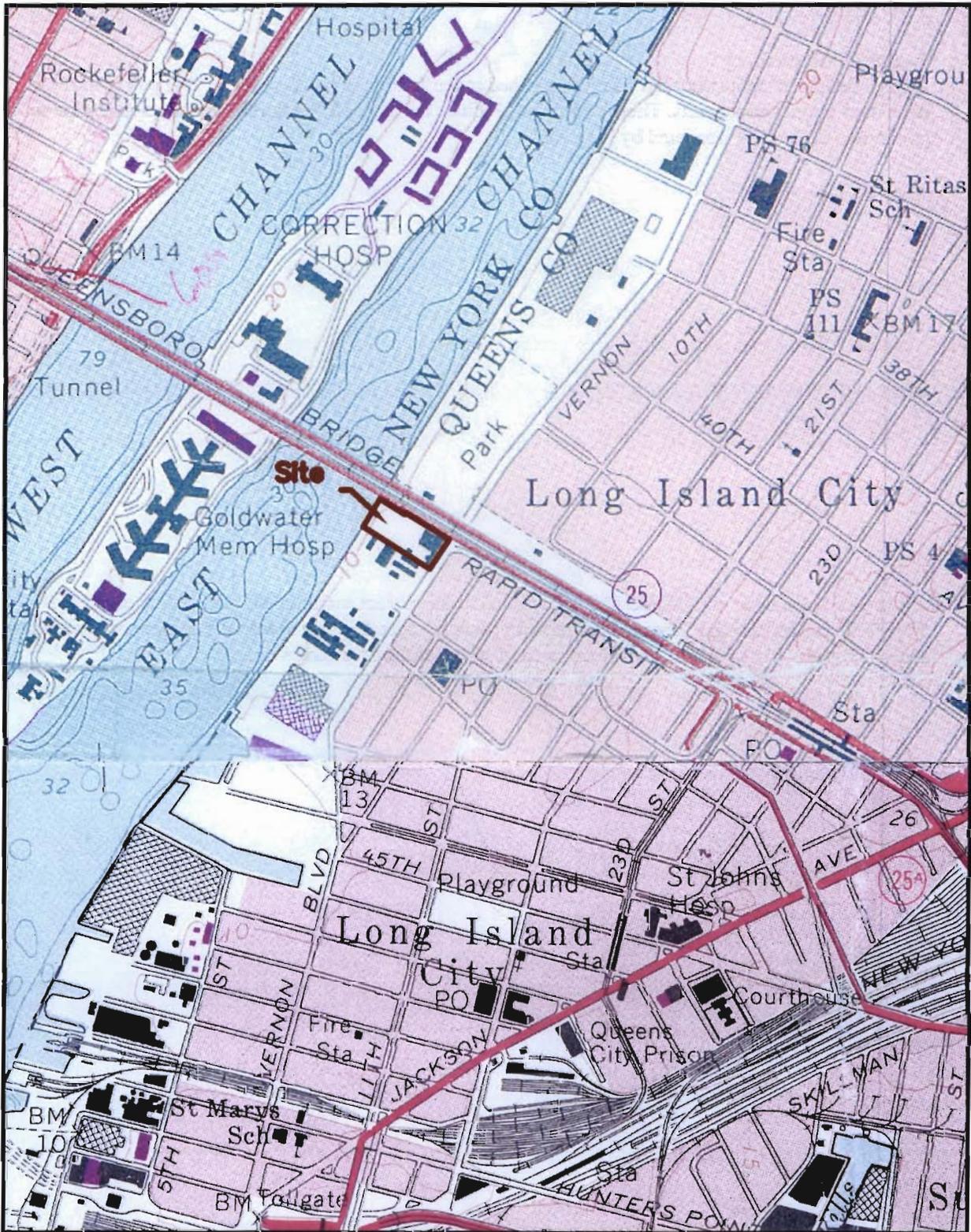
#### **BROWNFIELD CLEANUP PROGRAM (BCP) OVERVIEW**

New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers to investigate and/or remediate contaminated Sites. Under the BCP, a Volunteer enters into the Brownfield Cleanup Agreement with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, to remediate a Site. The goal under the BCP is to remediate Sites to a level that is protective of public health and the environment consistent with the proposed uses of the site. When a Volunteer completes the work, NYSDEC issues a Certificate of Completion and a release from liability.

#### **FOR MORE INFORMATION**

*If you have any questions or know of any individual or*

*organization that should be added to the project mailing list, please contact Shaun Bollers, NYSDEC Project Manager. We encourage you to share this fact sheet with neighbors and tenants, and/or to post it in a prominent area of your building.*



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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

# VERNON BOULEVARD

QUEENSBORO BRIDGE

ELECTRONICS FACILITY  
(1970-1990)

HISTORIC TERRA  
COTTA BUILDING

PLASTIC PRODUCTS  
MANUFACTURING  
(1947-1970)

FORMER 550-GALLON  
USTs REMOVAL NO  
IMPACT MATERIAL  
OBSERVED (1997)

TERRA COTTA COMPANY/  
MACHINE SHOP  
(1898-1947)  
PEPSI COLA WAREHOUSE  
(1980-1990)

UST & PETROLEUM  
IMPACTED MATERIAL  
REMOVAL AREA  
(1996-1997)

ADJACENT PROPERTY (SOUTHERN PORTION)

EAST RIVER

NOTES:

1. BASE MAP IS A SURVEY MAP BY MUNOZ ENGINEERING P.C. DATED 8/21/03
2. LOCATIONS OF STRUCTURES AND REMEDIAL ACTIONS ARE APPROXIMATE AND NOT EXHAUSTIVE
3. DATES PROVIDED ARE APPROXIMATE AND BASED ON HISTORIC SANBORN MAPS AND PREVIOUS REPORTS