



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Silvercup West - Parcels A, B and C

41-98 through 42-16 Vernon Blvd.  
Long Island City, NY 11101

Site Nos. C241099, C241086 &  
C241100

July 2016

NYSDEC REGION 2

## 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

### **Queens Community Board No. 2**

43-22 50<sup>th</sup> Street  
Woodside, NY 11377  
Call for hours: (718) 533-8773

### **NYSDEC, Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4995

## Who to Contact:

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

### **Project-Related Questions**

Shaun Bollers, Environmental Engineer 1  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4096  
[shaun.bollers@dec.ny.gov](mailto: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](mailto:bee@health.ny.gov)

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

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## 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 on the Silvercup West – Parcels A, B and C (collectively, the “Sites”) located at 41-98 through 42-16 Vernon Boulevard in Long Island City, NY. Please see the map for the sites location. Documents related to the cleanup of these sites can be found at the location(s) identified on the left-hand side of this page under “Where to Find Information.”

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the sites do not pose a significant threat to public health or the environment.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **July 14** through **August 29, 2016**. 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:** The cleanup plan is described in a detailed “Remedial Action Work Plan” or RAWP. The RAWP addresses the cleanup of three New York State Brownfield Cleanup Program (BCP) sites: Silvercup West Parcel A – Site No. C241099; Silvercup West Parcel B – Site No. C241086; and Silvercup West Parcel C – Site No. C241100. The proposed Track 4 Restricted-Residential Use remedy consists of:

- Excavation of grossly contaminated media and soil impacted with elevated levels of arsenic and lead. Grossly contaminated media will be excavated to one foot below the observed water table. Metal hot spots will be excavated to about 3 feet below the water table.
- A bulkhead cutoff wall will be installed along the western boundary of Parcel A in accordance with an Interim Remedial Measures Work Plan which was approved in 2013. The cutoff wall will prevent potential migration of petroleum impacts to the East River and will also serve to support the excavation described above.
- Removal of Underground Storage Tanks (UST), if encountered.
- Localized dewatering, if required, will be treated as necessary prior to discharge to the municipal sewer system or disposed of off-site.

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- Backfilling of excavated areas to development grade with reusable Site material or with clean imported material meeting the soil quality requirements in Part 375-6.7(d)(ii)(b) (i.e., lower of protection of groundwater Soil Cleanup Objectives (SCOs) or restricted residential SCOs), Recycled Concrete Aggregate (RCA) or virgin crushed stone.
- Construction and maintenance of a site cover consisting of two feet of virgin stone, RCA, or clean imported material meeting the SCOs described above.
- Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to residual contamination remaining at the Sites; and
- Preparation of a Site Management Plan for long term management of remaining contamination, including a plan to evaluate the potential for soil vapor intrusion for any buildings developed on the Sites, including a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

The proposed remedy was developed by Terra Cotta LLC (the “applicant”) after performing investigations of the sites under New York's BCP. A “Remedial Investigation Report”, which describes the results of the site investigations is also available for review at the locations identified on Page 1.

**Site Description:** The three sites comprise 2.6 acres and are bounded by the Silvercup West - Parcel D BCP Site (Site No. C241101) and Vernon Boulevard to the east, the Silvercup West NYPA BCP Site (Site No. C241109) to the south, the East River to the west, and the Ed Koch Queensboro Bridge to the north. The Sites have approximately 215 feet of frontage along the East River and 150 feet of frontage along Vernon Boulevard, and are currently improved with discontinuous concrete slabs, gravel and vegetation. The Sites were historically used for industrial and manufacturing purposes. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site numbers, C241099, C241086, and C241100) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the Sites are petroleum, lead and arsenic. Grossly contaminated petroleum impacted material was identified in the western portion of the Sites along the East River. The contamination extends approximately 80 to 230 feet east of the shoreline with the greatest impacts along the northern and southern site boundaries. Petroleum product has been

identified on top of the water table in some groundwater monitoring wells.

**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 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](http://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

