

Site Redevelopment Profile

Li Tungsten Corp.

Garvies Point Road along Glen Cove Creek
Glen Cove, New York 11542

Property Overview

Size

26-acre former facility area, radiologically contaminated portions of the Captain's Cove property, and nearby areas where radiologically contaminated materials associated with the former facility came to be located, including portions of Glen Cove Creek

Current Site Uses

- Ferry terminal
- Multi-family housing
- Recreational park and paths
- Commercial businesses

Use Restrictions

- Use of groundwater is prohibited.
- Construction of new buildings must not disturb the site's cap.
- Residential use is restricted on parts of the site, including the former industrial facility.

Surrounding Population

16,157
1 MILE

51,613
3 MILES

108,191
5 MILES

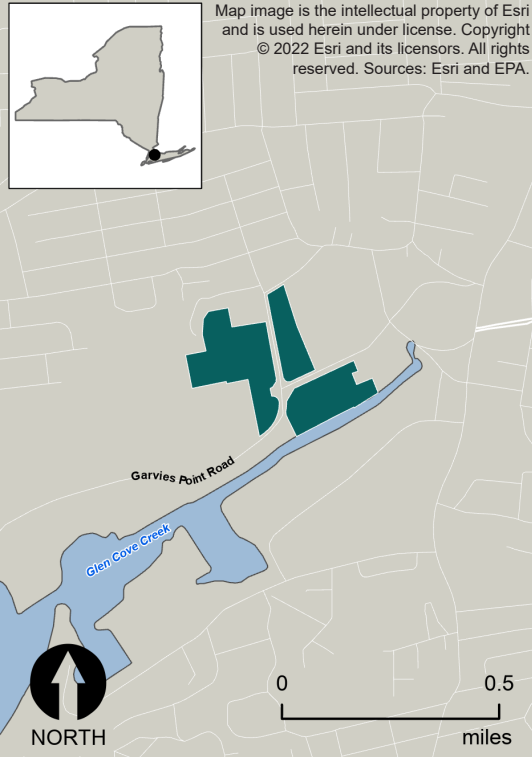


Figure 1. The location of the Li Tungsten Corp. site in New York

Site History and Redevelopment Timeline

1942-1985

Companies used the site for metal processing and other activities, contaminating nearby soil and waterways.

1989-1990

EPA removed radioactive materials, chemicals and storage tanks from the site to address immediate threats to people's health.

1992

EPA added the site to the Superfund program's National Priorities List (NPL).

1999-2008

EPA selected the site's cleanup plan after site investigations. EPA also modified the plan to consider the city of Glen Cove's future land use plans for the site.

2016

The city of Glen Cove opened its Glen Cove Ferry Terminal and Boat Basin at the site.

Present

The site is home to the mixed-use development Garvies Point. The development includes multi-family housing, commercial office and business space as well as recreation amenities. The ferry terminal also operates on site.

History and Cleanup

The Li Tungsten Corp. Superfund site is in Glen Cove, New York. From 1942 to 1985, various companies processed metals at the 26-acre former facility and disposed of wastes in the surrounding area, including the nearby Captain's Cove portion of the site – a municipal and industrial dump. Years of poor waste management practices resulted in contaminated soil, groundwater and surface water. To address immediate threats to people's health, EPA removed radioactive materials, chemicals and storage tanks from the site in 1989.

EPA added the site to the NPL in 1992. After additional site investigations, EPA selected a long-term cleanup plan. The cleanup plan included removing additional contaminated soil and sediment, demolishing the former Li Tungsten facility, addressing contaminated surface water, and groundwater monitoring and land use restrictions. Cleanup of Glen Cove Creek involved constructing a dewatering facility that separated radioactive slag and dredge materials for off-site disposal. EPA completed cleanup in 2008. Long-term groundwater monitoring is ongoing to ensure that the cleanup is protective of human health and the environment.

Redevelopment

The city of Glen Cove developed the Glen Cove Creek Revitalization Plan in 1998, while EPA was investigating the site. The plan involved redeveloping more than 200 acres around the creek, including the site. At the center of the revitalization effort was Garvies Point, a mixed-use development with multi-family housing, commercial business space and green space along Glen Cove Creek. EPA modified the site's original cleanup plan to ensure most of the site could support future restricted residential use and help the city meet its goal to transform the area. With the modified cleanup plan, the city was able to move forward and leverage several public-private partnerships, generating over \$100 million in funding for assessment, cleanup and infrastructure support.

Starting in 2002, the city worked with EPA and the



Figure 2. Glen Cove Ferry Terminal on site

"Glen Cove is a waterfront community and we're reclaiming an area that was an eyesore for the city and was generating no taxable income. This is not an enclave for the wealthy, but ... used by the general public."

Tim Tenke
Former Mayor of Glen Cove

Federal Highway Administration (FHA) to develop plans for a 2,700-square-foot passenger ferry terminal on the Captain's Cove portion of the site. The FHA provided the city with \$876,000 for construction. After 14 years of planning and collaboration, the Glen Cove Ferry Terminal and Boat Basin opened in the summer of 2016. While the COVID-19 public health emergency delayed the start of the commuter service from the terminal to and from Manhattan, it can accommodate over 1,600 passengers daily at full capacity, reducing car travel by over 48,000 miles a day.

EPA's innovative cleanup ensured the site would be protective of human health and the environment, while also being compatible with the city's redevelopment goals. In 1999, EPA signed an agreement with the

Glen Cove Industrial Development Agency (IDA) that protected the IDA from future liability when it later took ownership of the site. EPA also worked with the city to develop suitable land use controls and a site management plan to allow for the safe redevelopment of the area.

Garvies Point is now on its way to becoming a thriving mixed-use development, providing much-needed housing and amenities to the Glen Cove community. The two flagship apartment complexes – Harbor Landing and the Beacon — provide over 1,000 Leadership in Energy and Environmental Design (LEED)-certified units and 75,000 square feet of commercial office and retail space. In 2021, developers and state partners broke ground on additional affordable housing units in Garvies Point. This will allow equitable access to housing in the newly improved waterfront and serves as a symbol of the ongoing growth of the area.

Garvies Point also includes public recreational access to the waterfront. The revitalization plan spurred the transformation of nearly 26 acres near the site and includes miles of walking paths, a beachfront park, an amphitheater and a marina. Public parking options allow equitable access to the waterfront for residents and visitors alike.

EPA's collaboration with the city and other stakeholders was integral to returning the site to beneficial use. The Li Tungsten Corp. Superfund site is a prime example of how planning and partnerships can turn a formerly contaminated site into a flourishing place to live, work and play.



Figure 3. Docking area at the Glen Cove Ferry Terminal

Contacts

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