

59 Fillmore Street, Staten Island



New Development Plan

Platinum Development Realty, LLC has built three 2-story single-family homes on Fillmore Street in Staten Island. The cleanup and construction will provide one permanent new job and has employed 10 construction workers.

Property Remediation in the NYC Voluntary Cleanup Program

Platinum Development Realty, LLC enrolled this 8,330 square foot property in the NYC Voluntary Cleanup Program (VCP) in March 2013 to ensure the land would be safe for its intended use. The property is located in the West Brighton section of Staten Island. Historically, the property was developed prior to 1917 with a 2-story residential home which was then demolished around 1980. Since then, the site has been vacant and undeveloped.

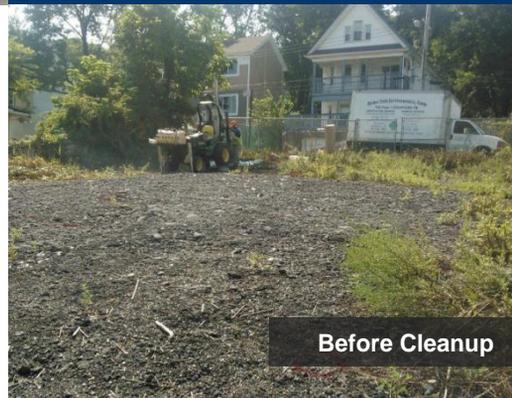
A comprehensive environmental investigation was performed in February 2013 and included testing of soil, ground water and soil vapor. The cleanup plan was approved by the NYC Office of Environmental Remediation (OER) in March 2013. The remediation of this site was completed in September 2013 and achieved unrestricted use cleanup objectives—the most stringent standard for cleanup—meaning that the property is now safe for any use with no restrictions. Soil and fill were excavated to a depth of 6 to 12 feet and were properly disposed at a licensed off-site facility. As part of construction, a vapor-proofing barrier system was installed beneath the building slab to prevent any offsite vapors from entering the building. An engineered composite cover consisting of a 6-inch mat-slab beneath the buildings, a 4-inch concrete slab in the driveways and a 2-foot thick clean soil cover throughout the remaining portions of the site will minimize the potential for future recontamination of underlying soil.

Project Team

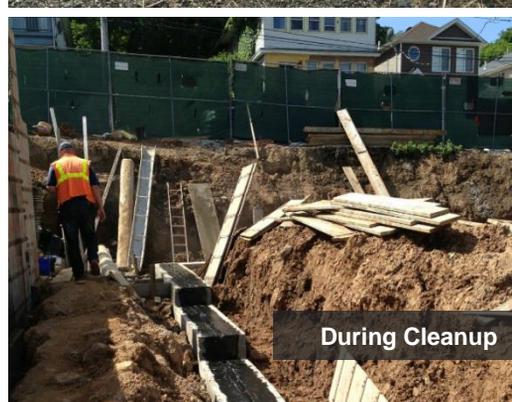
Developer: Platinum Development Realty, LLC

Environmental Consultant: Hydro Tech Environmental, Corp

OER Project Manager: Maurizio Bertini



Before Cleanup



During Cleanup



Rear View of Houses