

Where can I view project documents?**In person at:**

New York Public Library
Port Richmond Branch
75 Bennett Street,
(at Heberton Ave.)
Staten Island, NY 10302

Please call (718) 442-0158
for hours of operation

and electronically at:

[http://www.nyc.gov/html/oer/html/
repository/RStaten_Island.shtml](http://www.nyc.gov/html/oer/html/repository/RStaten_Island.shtml)

Public Comment Period

April 23, 2012
to
May 23, 2012

Whom can I contact for project information?

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For more information visit:

www.nyc.gov/oer

**NYC Brownfield Cleanup Plan
Available for Review and Comment**

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Devon/Staten Island, LLC for enrollment of the property located at 3131 Richmond Terrace, Staten Island and identified as Block 1208, Lot 10 into the VCP. The Remedial Investigation Report (RIR) details the results of an investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP through May 23, 2012. The RIR and draft RAWP are available for review at the Port Richmond Branch of the New York Public Library and electronically on OER's website: www.nyc.gov/oer listed at left. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description and Redevelopment History

Currently, the Site is used as a commercial self-storage facility and contains one 4-story warehouse connected to one 2-story warehouse building. The buildings are connected by a common wall and comprise the majority (at least 70%) of the property. Concrete paved driveways, concrete pads and asphalt-parking areas comprise the remainder of the site. The Site was redeveloped in 2007 - 2010 to construct the Devon Self Storage Facility. Site redevelopment consisted of renovation of one 2-story building (north building) and demolition of one pre-existing building (south building) and construction of a new 4-story self storage warehouse in its place. The storage facility is used entirely for commercial purposes. The warehouse contains an indoor drive through access path for vehicular offloading, multiple climate controlled storage units, two elevator bays and a 1,200 ft sq office area.

Summary of RIR

Soil/fill samples collected during the RI showed no Volatile Organic Compounds (VOCs) that exceeded Track 2 Commercial Soil Cleanup Objectives (SCOs) in any of approximately 23 samples. Several samples were observed with VOC detections above Track 1 Unrestricted SCOs. These detections were all well below Track 2 Commercial SCOs. A variety of Polycyclic Aromatic Hydro-Carbon were identified above Track 1 and Track 2 Commercial SCOs. Several metals exceeded Track 1 SCOs but were below Track 2 Commercial SCOs and included selenium, zinc, cadmium, arsenic and mercury. Barium, copper and lead exceeded Track 2 Commercial SCOs. No PCBs or pesticides exceeded Track 2 Commercial SCOs. PCBs were detected in one sample slightly above the Track 1 Unrestricted SCO. One pesticide, 4,4-DDT was detected in four samples above Track 1 SCOs.

Groundwater samples collected during the RI indicated no VOCs detections in groundwater above 6NYCRR Part 703.5 Class GA Groundwater Quality Standards (GQS). Several VOCs were detected in groundwater at trace levels. Trichloroethylene (TCE) and Perchloroethylene (PCE) were not detected in groundwater. No PCBs or pesticides were detected in groundwater. No SVOCs were detected in groundwater in 2007 sampling. Several SVOCs were detected at low concentrations in one sample in 2011 sampling. Dissolved metals showed no exceedance of GQS with the exception of sodium and manganese.

Soil vapor samples collected during the RI contained a variety of low level findings for petroleum related compounds (below 50 ug/m3). PCE was identified in most vapor samples at concentrations ranging as high as 160 ug/m3. TCE was also identified in most samples collected and ranged as high as 2,100 ug/m3. These findings suggest an onsite origin for these vapors. These findings support the need for vapor mitigation in the remedial action for this property.

Summary of the Remedy

The elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds during active remediation;
- Establishment of Track 4 Soil Cleanup Objectives (SCOs);
- Maintenance of an engineered composite cover consisting of concrete and asphalt pavement and building slab to prevent human exposure to residual soil/fill remaining under the Site.
- Installation and operation of an active sub-slab depressurization system beneath the office space.
- Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
- Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report for long-term management of residual contamination;
- Recording of a deed restriction to inform future owners of residual historic fill at the site; and
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, and lists any changes from this RAWP.

Next Steps

OER will review the project documents and consider all public comments submitted during the comment period before approving a cleanup plan for the site. A copy of the approved plan will be placed in the public library branch and on OER's website. A second fact sheet will be issued before work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository:

http://www.nyc.gov/html/oer/html/repository/RStaten_Island.shtml

OR scan with your smart phone:



Figure 1 – Site Location Map



Figure 2 – Site Map

