

Where can I view project documents?

Electronically at:

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

In person at:

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

Please call 718.442.0158
for hours of operation

Public Comment Period

April 17, 2013
to
May 8, 2013

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

NYC E Designation/Restrictive Declaration Program Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet for your information. The Nicholas Avenue Estates property is located at Richmond Terrace and Nicholas Avenue in the Elm Park community of the Port Richmond neighborhood of Staten Island (Block 1116, Lots 60-89, 91-100, 102-104, 106-108, and 113-115, Formerly Block 1116, Lots 40, 75 & 105 and Block 1121, Lot 101), New York. The Remedial Investigation Report (RIR) details the results of an environmental investigation conducted at the site including the nature and extent of contamination. The draft Remedial Action Plan (RAP) proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the RAP

OER is accepting public comments on the draft RAP for 21 days ending May 8, 2013. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Written comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 422,300-sq. ft. and is bounded by Richmond Terrace to the north, Nicholas Ave. to the east, Staten Island Rapid Transit Line, residential homes and school with athletic fields to the south, and a FedEx building and residential homes (along John St.) to the north and west. The Site is vacant land with trees, shrubs, field grass, etc. with perimeter fencing.

The proposed future use of the Site will consist of 86 new detached, 2-story, two-family residential homes (total footprint of 73,000 sq. ft.) with partial basements and associated roadways, driveways, landscaped areas, and utilities. The basement levels will consist of a garage and a 1-bedroom rental apartment and the first and second floors will be 3-bedroom residences for the home owners. The utilities will include public water, natural gas, and sanitary sewer. Drywell systems built to code will be installed for each unit to retain storm-water onsite. Two main drywell areas will also be installed in the eastern portion of the site to primarily manage storm-water from the roadways of the development.

Summary of Remedial Investigation Report

The stratigraphy of the site, from the surface down, consists of 0.5 feet of organic surficial material in select locations (topsoil) underlain by up to 3.0 feet of reddish-brown sand in select locations underlain by reddish-brown silts and clays. Thirty soil borings and 51 soil samples collected during the RI showed polycyclic aromatic hydrocarbons (PAH) in two shallow soil samples and barium in one shallow soil sample that were detected at concentrations exceeding their Track 2 Residential Soil Quality Objectives. All other metals and organic compounds were below residential standards. Overall, soil quality was very high and did not indicate evidence of any contaminant sources onsite. A radiological survey performed on the property showed that the site achieved unrestricted standards for residential use established by the federal government. Soil samples from two surface soil sampling locations collected before and after Hurricane Sandy did not show any chemical difference in soil quality caused by the storm.

Groundwater samples collected during the RI showed salinity indicators manganese and sodium at concentrations exceeding their Groundwater Quality Standards. These ions are common in salt water and are attributed to regional groundwater quality. Soil vapor samples collected during the RI showed PCE, TCE, 1,1,1-TCA, and carbon tetrachloride chlorinated volatile organic carbon compounds were not detected at concentrations exceeding their NYSDOH guidance values. Low levels of other volatile organic carbon compounds were identified throughout the site. These compounds were not identified in soil or groundwater on the property.

Summary of the Remedy

The proposed remedial action is to achieve New York State Department of Environmental Conservation (NYSDEC) Residential Soil Quality Objectives on the property and protect dwellings from potential future offsite soil vapors by installing a vapor barrier and passive sub slab depressurization system beneath each dwelling. The specific elements of the proposed remedial action include:

1. Excavation and removal of soil/fill exceeding NYSDEC Soil Quality Objectives (PAH and barium). These activities will be performed in the vicinities of soil samples B-2A, B-3A, and B-4A.
2. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of objectives.
3. Installation of a vapor barrier and waterproofing system beneath the building slabs upwards along foundation sidewalls.
4. Installation of a passive venting system beneath the building slabs.
5. Import of materials to be used for backfill in compliance with this plan and in accordance with applicable laws and regulations.
6. 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.

Summary of the Remedy (Continued)

- 7. Screening of excavated soil/fill during intrusive work in the vicinity of soil samples B-2A, B-3A, and B-4A for indications of contamination by visual means, odor, and monitoring with a PID.
- 8. Site mobilization involving Site security setup, equipment mobilization, utility mark outs, and marking & staking excavation areas.
- 9. Implementation of storm-water runoff prevention measures in compliance with applicable laws and regulations.
- 10. Performance of all activities required for the remedial action, including permitting requirements in compliance with applicable laws and regulations.
- 11. Submission of a Remedial Closure Report (RCR) that describes the remedial activities and certifies that the remedial requirements have been achieved.

Next Steps

OER will review the draft RAP and consider all public comments submitted during the comment period before it approves a final RAP. The approved RAP will be placed in the public library branch and on OER’s website and a second fact sheet will be issued before remedial 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 one of 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 E-Designation/Restrictive Declaration Program, please visit our website at: www.nyc.gov/oer.

Direct Link to OER document repository: http://www.nyc.gov/html/oer/html/repository/RStaten_Island.shtml or scan with your smart phone:



Figure 1 – Site Location Map

