

Public Comment Period

July 01, 2016
to
July 31, 2016

Where can I view project documents?

Online at:

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

Internet access to view documents is available at the public library.

The closest location is:

New York Public Library
Stapleton Branch
132 Canal Street
Staten Island, NY 10304

Please call (718) 727-0427
for hours of operation

Whom can I contact for project information?

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

NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Blue Star Front Street, LLC for enrollment of the property located at 15 Prospect Street in the Stapleton Waterfront section of Staten Island, New York and identified as Block 490, Lots 24, 26, 37 & 45 into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental 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 for 30 days until July 31, 2016. 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. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 23,292 square feet and is currently used for an industrial repair and machine shop and has been occupied by ACME Industrial Inc. There are 2 commercial buildings, a storage shed, trailer office, and storage trailers. The proposed future use of the Site will consist of a new five-story mixed-use building with no basement or cellar level. There will be partially covered parking on the ground floor.

Summary of RIR

The environmental investigation identified several compounds above cleanup guidelines. Three hotspot areas with elevated metals were identified. SVOCs and metals were also detected above Groundwater Quality Standards. Soil vapor samples showed low concentrations of petroleum compounds and elevated concentrations of chlorinated compounds, above the monitoring/mitigation level ranges established within the NYSDOH soil vapor guidance matrix.

Summary of the Remedy

The specific 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;
- Implementation of a Community Air Monitoring Plan for particulates and VOCs;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The entire footprint of the new building will be excavated 2ft below grade and a small portion of the property will be excavated to the depths of 8ft below grade for hotspot areas into the groundwater table and 4ft below grade for piling pits. The 3 hotspot areas will be excavated to meet SCOs. Approximately 2,600 tons of soil will be excavated and removed from Site;
- 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 and appropriate segregation of excavated media onsite;
- Collection and analysis of 9 post-excavation end-point samples and hotspot end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Installation of an active sub-slab depressurization system (SSDS);
- Construction and maintenance of an engineered composite cover;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed 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 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.shtm

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

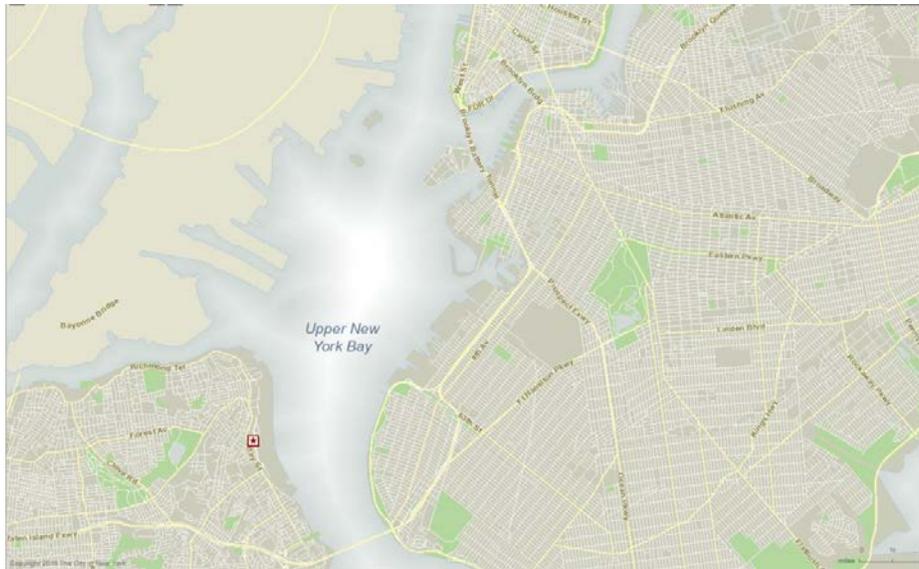


Figure 2 – Site Map

