

Where can I view project documents?

Document Repositories

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)

Whom can I contact for project information?

Project Contact

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For more information visit:

www.nyc.gov/oer

NYC BCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Brownfield Cleanup Program (BCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Devon/Staten Island, LLC for the property located at 3131 Richmond Terrace, Staten Island, New York. The remedial work, in accordance with the approved RAWP, will start in September 2012. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Project is located at 3131 Richmond Terrace, Staten Island, identified as Block 1208, Lot 10. The Site is 78,000-square feet and is bounded by May Ship Repair to the north, south and to the east.

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 current and future use of the property as a self-storage warehouse is consistent with existing zoning for the property. The storage facility is used entirely for commercial purposes and contains a total floor area of 141,724 square feet.

Summary of Proposed Remedial Action

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement, performance of a Community Air Monitoring Program and implementation of a Citizen Participation Plan;
2. Establishment of Track 4 Soil Cleanup Objectives (SCOs);
3. Maintenance of an engineered composite cover consisting of concrete and asphalt pavement, clean soil cover and building slab to prevent human exposure to residual soil/fill remaining under the Site;
4. Installation and operation of an active sub-slab depressurization system in the vicinity of the occupied office space.
5. Installation of vapor barrier beneath the restored building slab;
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.
7. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, and describes all Engineering and Institutional Controls to be implemented at the Site;
8. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual fill; and
9. Recording of a Declaration of Covenants and Restrictions that includes Engineering and Institutional Controls.

Cleanup activities are scheduled to begin in September 2012 and are expected to take approximately one month to complete. Construction of the building foundation and installation of the vapor barrier/waterproofing barrier system is expected to be completed in an additional one month.

Next Steps

After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. Once the RAR is approved, OER will issue a Notice of Completion, a city liability release, and a New York City Green Property Certificate. OER will issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls to be used at the Site.

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

