

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

New York Public Library
West New Brighton Library
976 Castleton Avenue
Staten Island, NY 10310

(Please call (718) 442-1416 for hours of operation)

and electronically at:

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

Public Comment Period

February 15, 2013
to
March 15, 2013

Whom can I contact for project information?

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Or

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

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Platinum Development Realty, LLC for enrollment of the property at 59, 63, 67 Fillmore Street in the West Brighton section of Staten Island (Block 61, Lots 27, 29 and 31), New York 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 ending March 15, 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. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 8,330-square feet and is bounded by Van Buren Street to the north, Fillmore Street to the south, 2-story residential homes to the east and to the west. Currently, the Site is a vacant land covered by loose paving asphalt in the southern portion and bare soil and demolition material in the southern portion.

The proposed future use of the Site will consist of three 2-story single-family homes developed in the southern portion near Fillmore Street. Each home will have a cellar and car parking garages. The cellar foundations for this development will be set back 14 feet from Fillmore Street and will extend approximately 51 feet toward the central portion of the Site.

Summary of RIR

The stratigraphy of the site, from the surface down, consists of historic fill ranging in thickness from zero to 6 feet beneath the site. The fill layer is underlain by fine granular sand with silt. No VOCs, SVOCs and PCBs were detected above Unrestricted Use Soil Cleanup Objectives (SCOs). SVOCs are present in shallow and deep soils. Several metals (barium, copper, lead, nickel, zinc and chromium trivalent) were found above Unrestricted and Restricted Residential SCOs.

Three monitor wells were installed at a depth of 38 feet at the top of bedrock and groundwater was not encountered. No groundwater samples could be collected for chemical analyses during the RI. Soil vapor samples collected during the RI indicated presence of trace levels of petroleum-related and chlorinated VOCs.

Summary of the Remedy

The proposed remedial action is a Track 1 Unrestricted Use cleanup. The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Program for particulates and volatile organic compounds;
- Establish Track 1 Soil Cleanup Objectives (SCOs) for the entire property;
- Excavation and removal of soil/fill exceeding Track 1 SCOs.
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- As part of construction, installation of a vapor barrier system beneath the building slabs and behind foundation walls;
- Construction and maintenance of an engineered composite cover consisting a 6-inch mat-slab beneath the buildings, a 4-inch concrete slab in driveways and a 2-foot thick clean soil cover throughout open landscaped areas;
- Submission of a Remedial Action Report (RAR) and Site Management Plan (if needed); and
- If Track 1 SCOs cannot be achieved, the property will continue to be registered with an E-Designation by the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP and a requirement that management of these controls must be in compliance with an approved SMP.

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 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 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 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



Figure 2 – Site Vicinity Map

