

## Where can I view project documents?

### Online at:

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

Internet access to view project documents is available at the following public library:

New York Public Library  
St. George Library Center  
5 Central Avenue  
Staten Island, NY, 10301

Please call (718) 442-8560  
for hours of operation

## Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC VCP 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 Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by 5 Bay Street, LLC for 5 Bay Street Staten Island, New York (Block 1, Lots 58 and 60). The remedial work will begin in March 2016. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

### Site Description:

The 135,000 square-foot site is currently occupied by a vacant and vegetated portion on the western side; the eastern portion of the Site contains four vacant historic buildings, and six historic underground vaults built into the hillside. The proposed future use of the Site consists of the restoration of four historic buildings, the historic underground vaults, as well as the construction of two new buildings.

### Summary of the Remedy:

The remedial action for 5 Bay Street is a Track 1 Unrestricted Use cleanup. 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Selection of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The footprint of the new building will be excavated 18-33 feet below grade for the new building's cellar level. Approximately 59,000 cubic yards 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 of contaminated soil;
- Collection and analysis of endpoint samples to determine if the remedy meets SCOs; and
- 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.

If Track 1 Cleanup is not achieved, the following construction elements will constitute Engineering and Institutional Controls:

- As part of new development, installation and operation of a vapor barrier system as part of the construction beneath the building slabs and along subsurface sidewalls;
- As part of new development, construction of a composite cover system consisting of 6" thick concrete building slabs to prevent human exposure to residual soil/fill remaining under the Site;
- As part of new development, construction and operation of a ventilated parking garage in the sub-cellar level in accordance with NYC Building Code requirements;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E designation for the property.

Cleanup activities are scheduled to begin in March 2016 and are expected take approximately six months to complete.

**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 met. 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 then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls to be used at the Site.

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](http://www.nyc.gov/oer).

Direct Link to Document Repository: [http://www.nyc.gov/html/oer/html/repository/RStaten\\_Island.shtml](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

