



DECISION DOCUMENT
NYC VCP and E-Designation Remedial Action Work Plan Approval

May 2, 2016

Re: **2655 Richmond Avenue (Staten Island Mall) – Hazardous Materials “E” Designation
E-361: Block 2400, Lot 80, Staten Island, CD 02
Staten Island Mall Enlargement - CEQR # 14 DCP 136R
OER Project # 16EHAZ109R/ VCP Project # 16CVCP050R**

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated December 29, 2015 with Stipulation Letter dated January 20, 2016 for the above-referenced project.

The Plan was submitted to OER under the NYC Voluntary Cleanup Program and E-Designation Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on January 24, 2016. There were no public comments.

Project Description

The proposed future use of the Site will consist of the construction of a new parking deck (Lot 80). The new parking deck will be constructed as a slab on grade structure. Localized excavations will occur for footings and for utility installation ranging from 4 to 6 feet below land surface (bls). Layout of the proposed Site development is presented in Figure 3. Proposed redevelopment plans are provided in Appendix A. The current zoning designation is C4-1 used for commercial and office buildings. The proposed use is consistent with existing zoning for the Site.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “2655 Richmond Avenue (Staten Island Mall)” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §24-07 of the Rules of the City of New York.

Description of Selected Remedy

The remedial action selected for the 2655 Richmond Avenue (Staten Island Mall) site is protective of public health and the environment. The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and performance of all required New York City Voluntary Cleanup Program (NYC VCP) Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Selection of 6 NYCRR Part 375 Section 6.8 (b) Track 2 Residential SCOs.
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.

5. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s).
6. Excavation and removal of soil/fill exceeding Track 2 Residential SCOs. Portions of the parking garage footprint will be excavated to a depth of approximately 6 feet below grade for development purposes. Approximately, 8000 tons of soil will be excavated and removed from this Site.
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a photoionization detector (PID). Appropriate segregation of excavated media on-Site.
8. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
9. Registration of tanks and reporting of any petroleum spills associated with underground storage tanks (UST's) and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
10. Transportation and off-Site disposal of all soil/fill material at licensed or 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. Appropriate segregation of excavated media on-Site.
11. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
12. Demarcation of residual soil/fill in landscaped areas.
13. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
14. Construction of an engineered composite cover consisting of a four-inch thick asphalt layer with a 6-inch clean granular sub-base beneath all building areas, 4-inch poured concrete on a 6-inch sub-base in sidewalk areas, and one feet of clean soil in all open space and landscaped areas.
15. Construction and operation of an open air grade-level parking garage in conformance with NYC Building Code.
16. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
17. Dewatering, if needed, in compliance with city, state, and federal laws and regulations. Extracted groundwater will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system.
18. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
19. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes

from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.

20. If Track 2 Residential Use is not attainable, a Track 2 Restricted Residential Use or Track 2 Commercial remedial action will be used, with Site management only required if a Track 2 Commercial remedial action is not achieved. If a Track 2 Commercial Use remedial action is not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
21. If Track 2 Residential Use is not attainable, a Track 2 Restricted Residential Use or Track 2 Commercial remedial action will be used, with Site management only required if a Track 2 Commercial remedial action is not achieved. If a Track 2 Commercial Use remedial action is not achieved, the property will continue to be registered with an E-Designation at 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. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

The remedy for Hazardous Materials described above conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

May 2, 2016



Date

William Wong
Project Manager

May 2, 2016



Date

Maurizio Bertini, Ph.D.
Assistant Director

May 2, 2016



Date

Shaminder Chawla
Deputy Director

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