



OFFICE OF ENVIRONMENTAL REMEDIATION

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April 15, 2013

Mr. Otto Savo
Woodrow Plaza, LLC
15 Sequine Avenue
Staten Island, New York, 10013

Nicholas J. Recchia
GEI Consultants
110 Walt Whitman Road, Suite 204
(631) 484-9152

Re: **NYC VCP Remedial Action Work Plan Approval**
1243-1275 Woodrow Road
Block 6145, Lots 13 & 16
VCP Project # 12CVCP063R / E Project # 12RH-A148R

Dear Mr. Savo:

The New York City Office of Environmental Remediation (OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has completed its review of the Remedial Action Work Plan (RAWP) and Stipulation List for the 1243-1275 Woodrow Road, VCP Project # 12CVCP063R, dated March 21, 2013. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on April 15, 2013. There were no public comments.

The following remedial action elements will be implemented at the project site:

Statement of Purpose and Basis

This document presents the remedy for a Voluntary Cleanup site known as "1243-1275 Woodrow Road" site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER's website: <http://www.nyc.gov/oer>

The New York City Office of Environmental Remediation (the Office or OER) has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described

in this document, has contaminated various environmental media. Contaminants include hazardous substances.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the 1243-1275 Woodrow Road Site and the public's input to the proposed remedy presented by the Office.

Description of Selected Remedy

The remedy selected for this 1243-1275 Woodrow Road Site is Track 4 remedy and includes soil excavation, cover system, vapor barrier installation and active sub-slab depressurization system.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 4 Soil Cleanup Objectives.
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs, including excavation of soil/fill to a depth ranging from 1 foot to 11.5 feet below grade.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
7. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
8. 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.
9. Construction and maintenance of an engineered composite cover including the concrete building slab, concrete-covered sidewalks and asphalt-covered roads. The cover will prevent human exposure to residual soil/fill remaining under the Site;
10. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
11. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
12. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
13. 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.
14. Continued registration as an E-Designated property and listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including 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.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that is relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

4/15/13

Date



Shaminder Chawla
Assistant Director

SITE BACKGROUND

Location:

The Site is located at 131 Berry Street in Brooklyn, New York and is identified as Block 2327, Lots 5 on the New York City Tax Map. Figure 1 shows the Site location.

Site Features:

The Site is located at 1243-1275 Woodrow Road in the Rossville neighborhood section in the borough of Staten Island, New York and is identified as Block 6145 and Lots 13 & 16 on the New York City Tax Map. Figure 1 shows the Site location. The Site is 79,626-square feet and is bounded by a retail shopping center to the north, Woodrow Road to the south, Alverson Avenue to the east, and Rossville Avenue to the west. Currently, the Site is a vacant wooded lot, with dense understory vegetation and numerous mature trees. Remnants of a former building slab were observed on the north side of the property.

Current Zoning/uses:

The current zoning designation is R3X residential with a C2-2 overlay (commercial). The proposed use is consistent with existing zoning for the property.

Historical Use:

The EPDS Phase I historical research identified that a portion of this site at 1275 Woodrow Road was used by a florist during the 1920s and 1930s and then was a residential dwelling. A portion of the property at 1243 Woodrow Road contained a residential dwelling from the 1960s to at least 1996. No additional uses of the properties were identified in the Phase I report. There were no Areas of Concern identified in the Phase I report. Summary of Environmental Findings:

1. Elevation of the property ranges from 104 feet to 122 feet.
2. Depth to groundwater ranges from 70 feet to 75 feet at the Site.
3. Groundwater flow is generally presumed to flow from east to west beneath the Site.
4. Depth to bedrock was not determined and was not encountered at the Site.
5. The stratigraphy of the site, from the surface down, consists of 80 feet of glacially deposited silts and sands.

A site location map is attached as Figure 1.

PROPOSED DEVELOPMENT PLAN

The proposed use of the vacant property is to construct two, 2-story commercial use (office and retail) buildings on the Site. Parking for vehicles would be beneath both buildings and in spaces provided on site. Excavation and grading on site would be completed to construct the subgrade parking area and to level the Site for construction purposes. Excavation depths would range from a minimum of approximately 1 foot on the western portion of the Site and generally increasing to a maximum of approximately 11.5 feet on the eastern portion of the Site. The total volume of excavated soil is estimated to be approximately 7,600 cubic yards; however, approximately 700 cubic yards of this material is to be re-used on the Site for grading. Onsite fill would be used to grade and level areas of the site and to construct additional parking spaces. Groundwater was encountered at elevation +/- 60 feet above MSL.

The maximum proposed cut in elevation would be to 102 feet MSL or 50+ feet above the existing groundwater table.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

SUMMARY OF REMEDIAL INVESTIGATION

The Remedial Investigation was conducted in May, 2012. A full Remedial Investigation Report is available online in the document repository and the results are summarized below.

Nature and Extent of Contamination:

Soil: Soil/fill samples collected during the RI detected no volatile organic compounds (VOCs) and PCBs in any of the soil samples analyzed. Low levels of pesticides in shallow soils (0-2 feet) were detected and included DDE (maximum concentration of 11 ppb) and DDT (maximum concentration of 4.8 ppb). The Unrestricted Use Soil Cleanup Objective (SCO) for DDE and DDT is 3.3 ppb. Numerous Semi Volatile Organic Compounds (SVOCs) were observed in low concentrations in the shallow soils. None of the soil samples exceeded the Unrestricted Use SCOs. The shallow distribution of the SVOC compounds is typical of urban fill. No SVOC compounds were observed in the deeper samples collected. All detected metals were below the unrestricted use SCOs except for copper (140 ppm) at 0-2 feet and Selenium (at 6.7 ppm) at 12-14 feet. The unrestricted use SCO for selenium is 3.9 ppm. The RI did not reveal any contaminant source areas on the property.

Groundwater: Groundwater samples collected during the RI indicated that pesticides and PCBs were not detected in groundwater. One volatile organic compound, chloroform was detected in all samples above Groundwater Quality Standards (GQS) at a maximum concentration of 12 ppb (GQS is 7 ppb). One semi volatile organic compound, Bis(2-ethylhexyl)phthalate was observed at 4 ppb. Unfiltered metals included iron, manganese, and sodium. Dissolved metals above GQS included manganese and sodium. Groundwater is not used as a drinking water resource on Staten Island. Drinking water is delivered through the City of New York water supply systems from upstate reservoirs and the metals observed in the groundwater is not anticipated to hinder the development of this site.

Soil vapor: Soil vapor samples collected during the RI showed low concentrations of acetone (737.18 µg/m³), benzene (4.4688 µg/m³), carbon disulfide (21.459 µg/m³), cyclohexane (3.7884 µg/m³), hexane (12.701 µg/m³), toluene (32.003 µg/m³), and trichlorofluoromethane (61.842 µg/m³). None of these compounds were observed in concentrations governed under the NYSDOH Soil Vapor Guidance. No VOCs were detected in the outdoor ambient air sample.

Figure 1: Site Map

