



Public Comment Period

November 18, 2015
to
December 18, 2015

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 documents
is available at the public library.

The closest location is:

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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and

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NYCOER
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For more information visit:

www.nyc.gov/oer

NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by 5 Bay Street, LLC for enrollment of the property located at 5 Bay Street in the St. George section of Staten Island, New York and is identified as Block 1 and Lots 58 and 60 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 until December 18, 2015. 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 135,000 square feet and currently, the western portion of the Site is vacant and vegetated; 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 will consist of the restoration of four historic buildings, the historic underground vaults, as well as the construction of two new buildings. Phase 1 of the development consists of the of a 44,813 square foot parcel of land located on Lot 58; the construction and equipping of a new commercial building totaling approximately 66,295 square feet with an approximately 96,523 square foot below-grade parking structure and 117 apartment units in a 13-story tower over the commercial space. Phase 2 of the development consists of a 101,361 square foot parcel of land located on Lot 60; the restoration and equipping of four existing historic buildings totaling approximately 40,668 square feet and the construction and equipping of a new commercial building totaling approximately 108,055 with an approximately 46,590 square foot below-grade parking structure.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 0-6 feet. Several metals, pesticides, and one VOC, are above cleanup guidelines in soil. Several VOCs and metals are above Groundwater Quality Standards. Soil vapor samples showed low to moderate levels of petroleum related and chlorinated VOCs, among which PCE was above the monitoring/mitigation level ranges established by the New York State Department of Health.

Summary of the Remedy

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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Unrestricted Use (Track 1) 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/parking garage 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, and this plan. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of 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 Unrestricted Use cleanup is not achieved, the following construction elements (as part of new development) will be implemented as Engineering and institutional Controls:

- As part of new development, construction and maintenance of an engineered composite cover consisting of 6" reinforced concrete building slab to prevent human exposure to residual soil/fill remaining under the site;
- As part of new development, installation of a vapor barrier below the slab throughout the full building area and a Grace Bituthene (or equivalent) vapor barrier system outside all sub-grade foundation sidewalls; and
- As part of new development, construction and operation of a cellar parking garage with high volume air exchange in conformance with NYC Building Code. The parking garage will also be completed at the location where concentration of TCE at 434 µg/m³ in SV-2 exceeded the Sub-Slab Vapor Concentration guidance value.

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

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

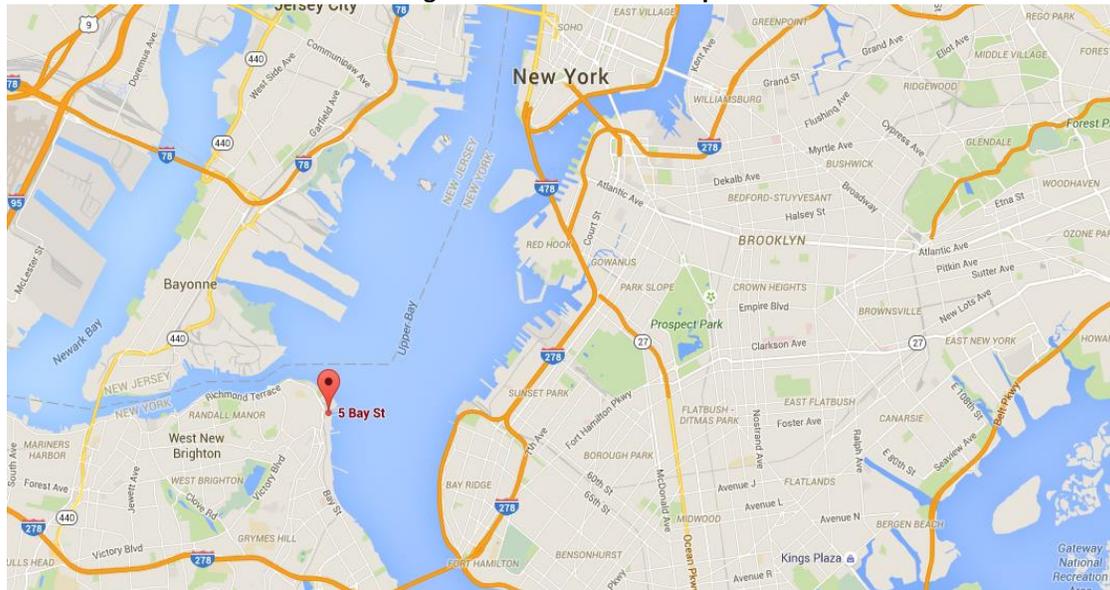


Figure 2 – Site Map

