



**NYC VCP Cleanup Plan
Available for Review and Comment**

Public Comment Period

December 24, 2015
to
January 24, 2016

**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:

Todt Hill - Westerleigh Public Library
2550 Victory Boulevard
Staten Island,
New York 10314

Please call (718) 494-1642 for
hours of operation

**Whom can I contact for project
information?**

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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 New York City's Voluntary Cleanup Program (VCP). An application has been submitted by GGP Staten Island Mall, LLC (GGP) for enrollment of the property located at 2655 Richmond Avenue in the New Springville section of Staten Island, New York and identified as Block 2400, Lot 80 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 January 24, 2016. 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 154,000 square feet and currently the Site is used for commercial retail business and contains parking for the Staten Island Mall, as well as a Macy's retail store. The proposed future use of the Site will consist of the construction of a new parking deck (Lot 80).

Summary of RIR

The environmental investigation identified shallow historical fill material. Several Semi-Volatile Organic Compounds (SVOCs) are above cleanup guidelines in soil. No VOCs, metals, pesticides and Polychlorinated-Biphenyl (PCB) were detected in any of soil samples. Several metals are above Groundwater Quality Standards. Soil vapor samples showed no detections of petroleum related and chlorinated VOCs, 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 6 NYCRR Part 375 Section 6.8 (b) Track 2 Residential SCOs;
- Excavation and removal of soil/fill exceeding Track 2 Residential SCOs. The portions of the parking garage footprint will be excavated to a depth of approximately 6 feet below grade for development purposes. Approximately 8,000 tons 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;
- 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 2 Commercial 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 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 to prevent human exposure to residual soil/fill remaining under the site;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property if Track 2 Commercial Use cleanup is not achieved.

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

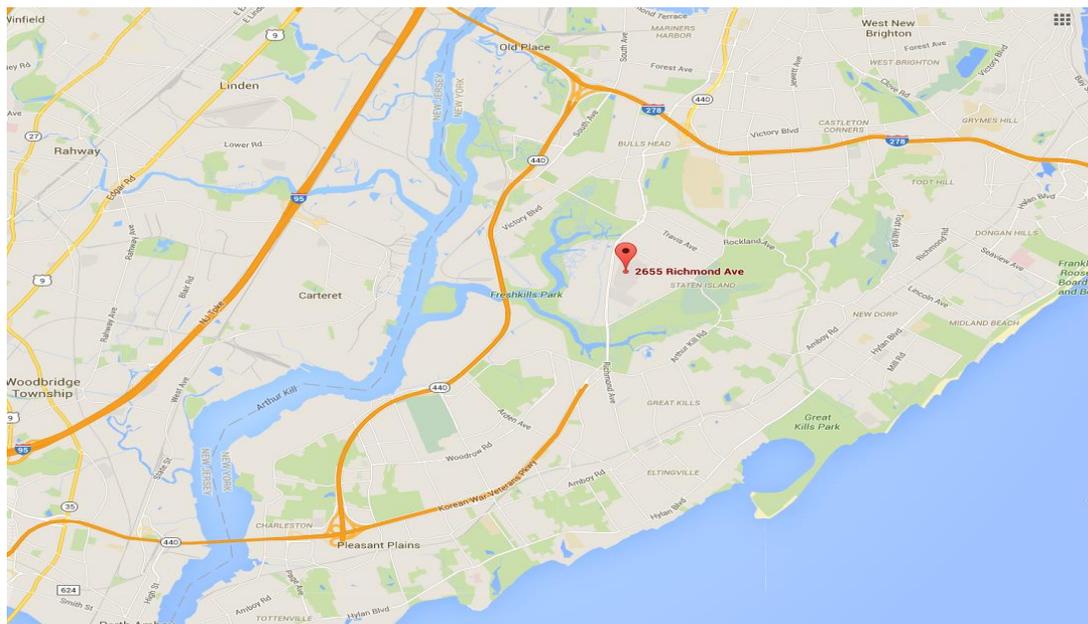


Figure 2 – Site Map

