



**Department of  
Environmental  
Conservation**

**FACT SHEET**  
State Superfund Program  
(Revised)

**Pergament Mall/Corniche Dry Cleaners**  
Richmond Avenue & Platinum Avenue  
Staten Island, NY 10314

**SITE No. 243012**

**August 2016**

**NYSDEC REGION 2**

**Where to Find Information:**  
*Project documents are available at the following location(s) to help the public stay informed.*

**Richmondtown Library**  
200 Clarke Avenue (at Amber Street)  
Staten Island, NY 10306  
(718) 668-0413  
Call for hours

**Staten Island Community Board 2**  
Sea View Hospital  
Community Service Building  
460 Brielle Avenue  
Staten Island, NY 10314  
(718) 317-3235

**NYSDEC, Region 2 Office**  
47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900  
Hours: Mon. to Fri. 8AM to 4 PM

**Who to Contact:**  
*Comments and questions are always welcome and should be directed as follows:*

**Project Related Questions**  
Nigel Crawford, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-7778  
[Nigel.crawford@dec.ny.gov](mailto:Nigel.crawford@dec.ny.gov)

**Public Health questions:**  
Bridget Boyd  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

**For additional information on the New York's State Superfund Program, visit:**  
[www.dec.ny.gov/chemical/8439.html](http://www.dec.ny.gov/chemical/8439.html)

**NYSDEC Announces Reclassification of Site on Superfund Registry; Certifies Cleanup Requirements Achieved at State Superfund Site**

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Pergament Mall/Corniche Dry Cleaners site ("site") located at the intersection of Richmond Avenue and Platinum Avenue, Staten Island, Richmond County under New York's State Superfund Program have been or will be met. Please see the map for the site location.

NYSDEC has approved a Final Engineering Report for the site. A copy of the Final Engineering Report is available at the location(s) identified under "Where to Find Information." The cleanup activities were performed by Pergament Enterprises of Staten Island LP ("Remedial Party") with oversight provided by NYSDEC.

**Completion of the Project:** Following site cleanup, NYSDEC reclassified the site from Class 2 (significant threat to public health or environment - action required) to Class 4 (site properly closed – requires continued management) for the following reason(s):

- Site Cover System – An engineered site cover system will be maintained. This system is composed of existing asphalt covered roads and parking lots, concrete covered sidewalks and concrete buildings slabs.
- Publication of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement, to prevent future exposure to any remaining contamination remaining at the Site.

*As part of this reclassification, the site size has been changed from 1 acre to 4.4 acres to reflect the actual area that has been remediated and is subject to the environmental easement.*

**Final Engineering Report Approved**

NYSDEC has approved the Final Engineering Report, which:

1. Describes the cleanup activities completed.
2. Certifies that cleanup requirements have been or will be achieved for the site.
3. Describes any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.
4. Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical

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restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been or will be put in place on the site:

- Cover System

**Site Description and Background:** The Pergament Mall/Corniche Dry Cleaners site is located in a suburban area of Richmond County, NY. The mall is bounded by Richmond Ave. to the west, Platinum Ave. to the north, a residential condominium development to the east, and Yukon Ave. to the south. The site is approximately 1 acre in size, and consists of a small mall section within the eastern portion of the 18 acre Staten Island Mall. The site is currently zoned for commercial use. The surrounding parcels are currently used for mixed use, open space and outdoor recreation, commercial, institutions and multi-family residential purposes. The Pergament Mall was originally developed in 1964 and subsequently sold to Pergament Enterprises (the current owners) in 1981. Corniche Dry Cleaners operated from 1982 to 1997 and, prior to Corniche, another dry cleaner is known to have operated in the Mall during the 1970s.

Prior to the remediation of the site, the primary contaminants of concern were the dry cleaning solvent tetrachloroethene (PCE) and its degradation products trichloroethene (TCE) and 1,2-dichloroethene (DCE) in groundwater and PCE in soil. As a result of initial investigations conducted at the site in the late 1980s, limited soil excavation was conducted in the area behind the dry cleaner to address elevated concentrations of these contaminants. Subsequent investigations indicated that the excavation activities, coupled with the implementation of the institutional and engineering controls, have successfully achieved soil cleanup

objectives for commercial use. Remaining contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, 243012) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**State Superfund Program:** New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit:

<http://www.dec.ny.gov/chemical/8439.html>

***We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.***

#### Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

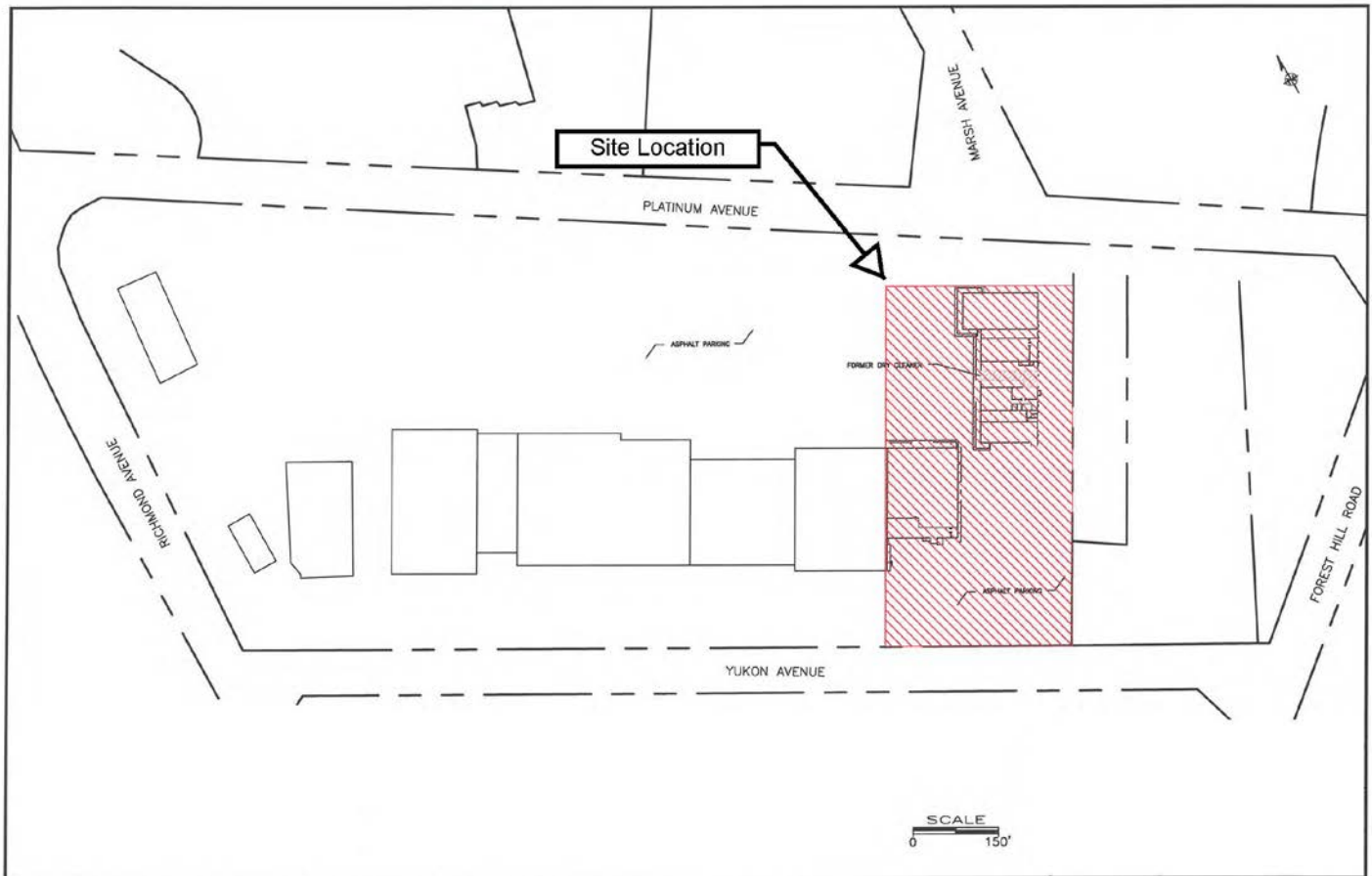
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county (ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

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Site Location Map



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**Electronic copies:**

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J. Quinn, Director, Bureau of Technical Support  
K. Lewandowski, Chief, Site Control Section  
R. Cozy, Director, Remedial Bureau 2  
J. O'Connell, RHWRE, Region 2  
S. Watts, Regional Permit Administrator, Region 2  
A. Roberts, Regional CPS, Region 2  
R. Rivera, Office of Communication Services, Region 2  
K. Anders, NYSDOH  
J. Deming, NYSDOH Regional Chief  
B. Boyd, NYSDOH Project Manager  
L. Ennist, DER, Bureau of Program Management  
N. Crawford, Project Manager  
B. Anderson, Site Control Section

Honorable Bill de Blasio  
NYC Mayor  
City Hall  
New York, NY 10007

Honorable Scott Stringer  
NYC Comptroller  
1 Centre Street  
New York, NY 10007

Honorable Letitia James  
Public Advocate  
1 Centre Street  
New York, NY 10007

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Commissioner, NYC Dept. of City Planning  
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Commissioner, NYC Dept. of Environmental  
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59-17 Junction Boulevard  
Flushing, NY 11373

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NYC Office of Environmental Sustainability  
253 Broadway - 7th Floor  
New York, NY 10007

Julie Stein  
Office of Environmental Assessment &  
Planning  
NYC Dept. of Environmental Protection  
96-05 Horace Harding Expressway  
Flushing, NY 11373

Honorable James Oddo  
Staten Island Borough President  
10 Richmond Terrace, Room 120  
Staten Island, NY 10301

Honorable Charles Schumer  
U.S. Senator  
780 Third Avenue, Suite 2301  
New York, NY 10017

Honorable Kirsten Gillibrand  
U.S. Senator  
780 Third Avenue, Suite 2601  
New York, NY 10017

Honorable Daniel M. Donovan Jr.  
U.S. House of Representatives  
265 New Dorp Lane, 2nd Floor  
Staten Island, NY 10306

Honorable Joseph C. Borelli  
NYC Councilmember  
3944 Richmond Avenue  
Staten Island, NY 10312

Honorable Andrew Lanza  
NYS Senator  
3845 Richmond Avenue, Suite 2A  
Staten Island, NY 10312

Honorable Michael Cusick  
NYS Assemblymember  
1911 Richmond Avenue  
Staten Island, NY 10314

Debra Derrico, District Manager  
Staten Island Community Board 2  
Sea View Hospital  
460 Brielle Avenue  
Staten Island, NY 10314

Dana T. Magee, Chair  
Staten Island Community Board 2  
Sea View Hospital  
460 Brielle Avenue  
Staten Island, NY 10314

Environmental Committee Chair  
Community Board Environmental Committee  
Sea View Hospital  
460 Brielle Avenue  
Staten Island, NY 10314

Stephen J. Fiala  
Staten Island County Clerk  
130 Stuyvesant Place, 2nd Floor  
Staten Island, NY 10301

Mark Irving, Director  
Consolidated Edison Public Affairs  
1 Davis Avenue  
Staten Island, NY 10310

Robert Orlando, President  
121st NYPD Police Precinct Council  
970 Richmond Avenue  
Staten Island, NY 10314

Engine 167 Ladder 87  
FDNY  
345 Annadale Road  
Staten Island, NY 10312

Richmondtown Library  
200 Clarke Avenue (at Amber Street)  
Staten Island, NY 10306

Staten Island Mall  
2655 Richmond Avenue  
Staten Island, NY 10314

Richmond Shopping Center  
2535 Richmond Avenue  
Staten Island, NY 10314

Pergament Enterprises Mall  
2795 Richmond Avenue  
Staten Island, NY 10314

NY 1 News  
75 Ninth Avenue  
New York, NY 10011

Staten Island Advance  
950 West Fingerboard Road  
Staten Island, NY 10305

New York Daily News  
4 New York Plaza  
New York, NY 10004

New York Post  
1211 Avenue of the Americas  
New York, NY 10036

Space Shuttle Columbia School  
Attn: Michael La Morte, Principal  
77 Marsh Avenue  
Staten Island, NY 10314

Marsh Avenue Expeditionary Learning School  
Attn: Cara Deangelo, Principal  
100 Essex Drive  
Staten Island, NY 10314

CSI High School for International Studies  
Attn: Joseph Canale, Principal  
100 Essex Drive  
Staten Island, NY 10314

Staten Island Economic Development Corporation  
Attn: Cesar Claro, President  
900 South Avenue, Suite 402  
Staten Island, NY 10314

Heartland Village Civic Association  
Attn: Jeanette Rabinowitz, President  
6 Bridgetown St.  
Staten Island, NY 10314

Elmwood Park Condo II  
Attn: Anthony Cantalupo, President  
5 Windham Loop, Apt. 4M  
Staten Island, NY 10314

Foxwood Run Condo  
Attn: Kathleen Fenfert, President  
85-28 Elmwood Park Dr.  
Staten Island, NY 10314

Foxwood Square Condo I  
Attn: Joel Epstein, President  
20 Elmwood Park Dr.  
Staten Island, NY 10314

Foxwood Square Condo III  
Attn: Beverly Newlander, President  
130-12 Devon Loop  
Staten Island, NY 10314

RESIDENT/BUSINESS OWNER  
100 KATHY PLACE  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
2 WINDHAM LOOP  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
341 WINDHAM LOOP  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
12 ELMWOOD PARK DRIVE  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
2 ELMWOOD PARK DRIVE  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
9 DONNA COURT  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
469 WINDHAM LOOP  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
65 ELMWOOD PARK DRIVE  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
81 CANNON DRIVE  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
123 ESSEX DRIVE  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
121 ESSEX DRIVE  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
117 ESSEX DRIVE  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
115 ESSEX DRIVE  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
12 DANIELLA COURT  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
10 DANIELLA COURT  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
4 DANIELLA COURT  
STATEN ISLAND, NY 10314

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RESIDENT/BUSINESS OWNER  
34 DANIELLA COURT  
STATEN ISLAND, NY 10314

RESIDENT/BUSINESS OWNER  
95 ESSEX DRIVE  
STATEN ISLAND, NY 10314