

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

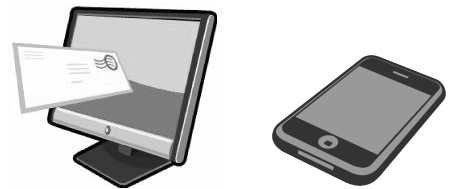
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



**Department of  
Environmental  
Conservation**

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://www.dec.ny.gov/data/DecDocs/243020>

### Document Repository:

New York Public Library - New Dorp Branch  
309 New Dorp Lane  
Staten Island, NY 10306  
Tel: (718) 351-2977  
[newdorp@nypl.org](mailto:newdorp@nypl.org)

## Who to Contact

Comments and questions are welcome and should be directed as follows:

### Project-Related Questions

Shaun Bollers, Project Manager  
NYSDEC  
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Long Island City, NY 11101  
(718) 482-4096  
[shaun.bollers@dec.ny.gov](mailto:shaun.bollers@dec.ny.gov)

### Project-Related Health Questions

Arunesh Ghosh, Public Health Specialist 1  
NYSDOH  
Empire Plaza, Corning Tower Rm 1787  
Albany, NY 12237  
NYSDOH  
(518) 486-1443  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

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

# FACT SHEET

State Superfund Program

Carol Cleaners, Staten Island Mall  
280 Platinum Avenue  
Staten Island, NY 10314

September 2023

SITE No. 243020  
NYSDEC REGION 2

## Cleanup Action Completed at State Superfund Site; Final Engineering Report Submitted

Action has been completed to address contamination related to the Former Carol Cleaners Site ("site") located at 280 Platinum Avenue, Staten Island, NY under New York's State Superfund Program. Please see the map for the site location.

The Final Engineering Report states that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use. The cleanup activities were performed by Brookfield Properties (formerly General Growth Properties) ("remedial party") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC will reclassify the site on the Registry of Inactive Hazardous Waste Disposal Sites from Class 2 (a site at which contamination constitutes a significant threat to public health or the environment) to Class 4 (a site which has been properly closed but requires continued site management, consisting of operation, maintenance, and monitoring).

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/243020/>.
- Documents also are available at the location(s) identified at left under "Where to find information."

### Highlights of the Site Cleanup:

- In-Situ ("in-place") Bioremediation – Approximately 6,600 gallons of a sodium lactate solution was injected into the subsurface to promote dechlorination of contaminants in groundwater, followed by monitored natural attenuation.
- Site Cover System – Exposure to remaining soil contamination at the site is prevented by a cover system, comprised of existing asphalt-covered roads and parking lot, concrete-covered sidewalks, and concrete building slabs.
- Sub-slab depressurization system (SSDS) – Provides mitigation of indoor air impacts from soil vapor intrusion.
- Site Management Plan – Provides for long-term management of remaining contamination as required by the Environmental Easement, including plans for monitoring, operation and maintenance, and reporting.
- Environmental Easement – Ensures proper use of the site and prevents future exposure to any remaining contamination.

**Institutional and Engineering Controls:** Institutional controls and engineering controls reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left after the cleanup action makes the site suitable for some,

# STATE SUPERFUND PROGRAM

but not all uses. *An engineering* control is a physical barrier or method to manage contamination such as a cap or SSDS.

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

- Groundwater Restriction
- Site Management Plan
- Operation and Management Plan
- Environmental Easement

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

- Site Cover System
- SSDS

**Site Description:** The Carol Cleaners, Staten Island Mall site is located at 280 Marsh Avenue in Staten Island, NY. The site is an approximately 1.82-acre area bounded by The Crossings Center to the north, Platinum Avenue to the south, Marsh Avenue to the east, and Staten Island Mall Drive to the west. The site consists of a commercial mall building and associated parking areas. The site is zoned commercial and is currently utilized for commercial uses. The properties adjoining the site and in the neighborhood surrounding the site primarily include commercial and residential properties. Carol Cleaners operated from 1985 to 2015. From 1975 to 1985 the location was occupied by another dry-cleaning facility.

Results of groundwater sampling rounds conducted between 1995 and 2011 indicated the presence of chlorinated volatile organic compounds (CVOCs) primarily consisting of tetrachloroethene (PCE) and one or more related degradation compounds (trichloroethylene [TCE], cis-1,2-dichloroethylene [cis-1,2-DCE] and vinyl chloride.

Following the completion of the remediation, investigations indicated that the implementation of the in-situ bioremediation treatment coupled with the institutional and engineering controls, have successfully achieved cleanup objectives for commercial use of the site. Remaining contamination in the soil, groundwater, and soil vapor will be 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, 243020) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/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:

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

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***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.***

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

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

## DECinfo Locator

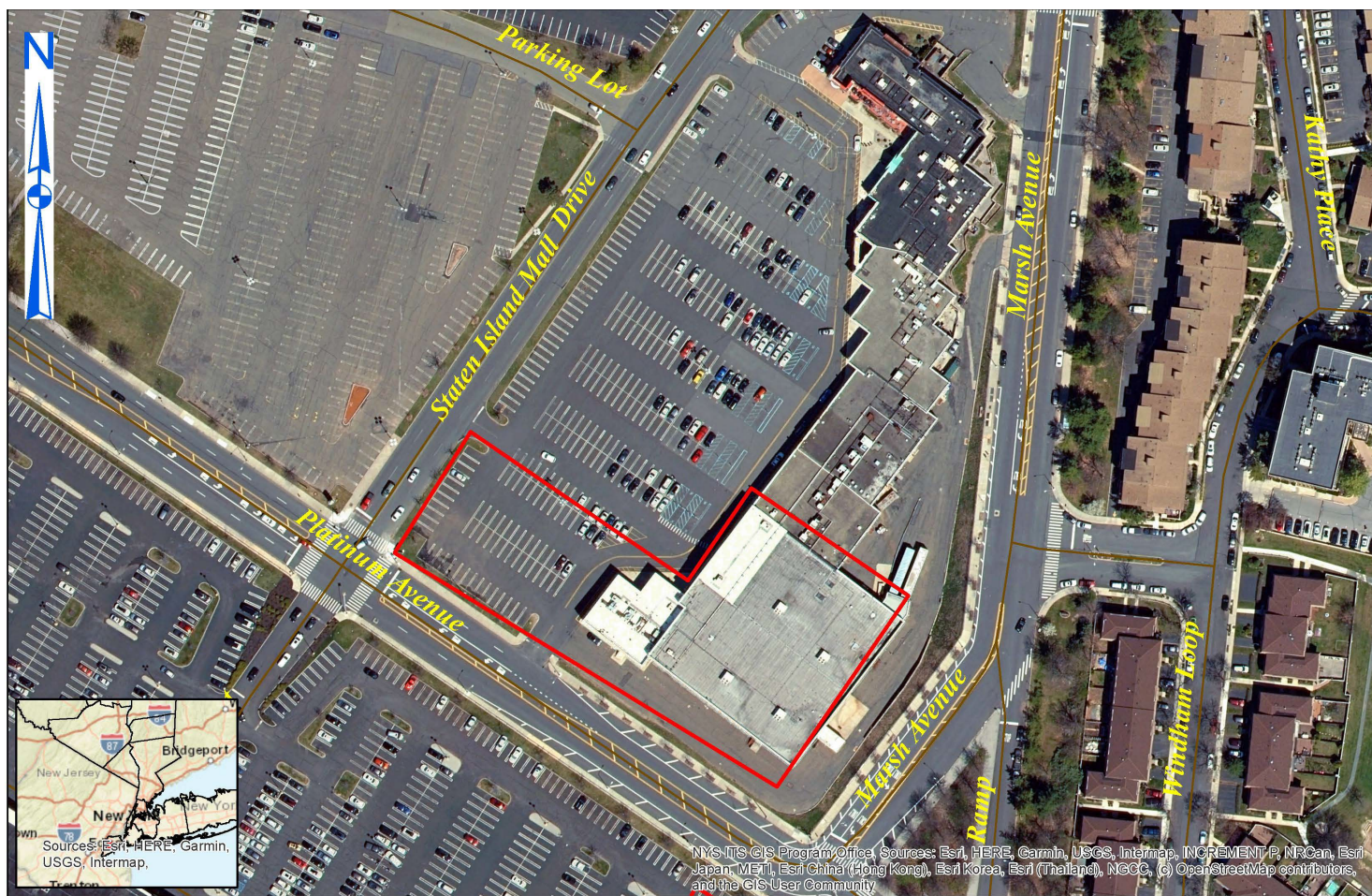
Interactive map to access DEC documents and

public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>



# STATE SUPERFUND PROGRAM

## SITE LOCATION MAP



**Figure 1 - Site Location Map**  
**Carol Cleaners**  
**Site No. 243020**





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Język Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

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