



FACT SHEET	Brownfield Cleanup Program
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Site Name: Sun Chemical Corporation
DEC Site #: C243024
Address: 441-443 Tompkins Avenue
 Staten Island, NY 10305

Have questions?
 See
 "Who to Contact"
 Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Sun Chemical Corporation site ("site") located at 441-443 Tompkins Avenue, Staten Island, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by SUN/DIC Acquisition Corp. ("applicant") with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by the applicant's consultant, Environ International Corporation. The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. Based on the findings of the Remedial Investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat. A brief summary of the investigation is provided below.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C243024>

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **June 26, 2015** through **August 10, 2015**. The draft Remedial Action Work Plan (RAWP) is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The elements of the selected remedy consist of:

- excavation and off-site disposal of contaminated soil characterized as above restricted residential soil cleanup objectives (RRSCOs) to achieve a Track 4 remediation intended for restricted residential use for Lot 12 and Track 2 remediation intended for residential use for Lot 54. The excavation includes removal of approximately 5,173 cubic yards of contaminated soil from varying depths, 2-7 feet below ground surface (bgs) as shown on the attached figure;
- clean fill meeting may be brought in to complete backfilling of the excavation and establish the designed grades at the site;
- in-situ chemical oxidation will be used to treat localized chlorinated volatile organic compounds contamination in site groundwater;
- a post-construction soil vapor intrusion evaluation will be performed to determine whether an action will be required (e.g., an active sub-slab depressurization system);
- a site cover, consisting of buildings, pavement, sidewalks or 2 feet of clean soil, will be required to allow for the restricted-residential use of Lot 12.; and
- a Site Management Plan for long-term maintenance of the engineering controls, and an Environmental Easement filed for the site to ensure implementation of the Site Management Plan and allowing the use and development of Lot 12 (the controlled property) for restricted-residential use.

The proposed remedy was developed by SUN/DIC Acquisition Corp. ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

The Remedial Investigation indicated that the primary contaminants of concern at the site include metals, Polychlorinated Biphenyls (PCBs), Semi-Volatile Organic Compounds (SVOCs), and Chlorinated Volatile Organic Compounds (CVOCs). Previous environmental investigation in the area revealed concentrations of metals, SVOCs, CVOCs and PCBs exceeding Standards, Criteria, and Guidance values in the soil and groundwater.

Based upon investigations to date, surface and sub-surface soils are contaminated with SVOCs (polyaromatic hydrocarbons [PAHs]), PCBs and metals (e.g., arsenic, barium, cadmium, lead, and nickel). Lead concentrations at maximum of 44,400 ppm and PCBs at a maximum 49 ppm.

Groundwater sampling indicates CVOCs contamination above Class GA groundwater standards. The maximum total CVOCs concentration in groundwater exceeds 1,000 parts per billion (ppb). No significant contamination has been identified in the groundwater down-gradient of the site.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft

Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The Sun Chemical Corporation site is located at 441-443 Tompkins Avenue and 83 Chestnut Avenue in an urban portion of the Rosebank section of Staten Island, New York.

Site Features:

The site consists of approximately 5.196 acres. The site comprises two tax lots in Tax Block 2846, including: Lot 12, the majority of the property and the land on which manufacturing operations have occurred; and lot 54, formerly a portion of a passenger and freight railroad. The site is fenced and is bordered on the south by privately owned real property, on the north by Chestnut Avenue, on the west by Tompkins Avenue, and on the east by privately owned real property.

Current Zoning/Uses:

Lot 12 is currently zoned M3-1 and Lot 54 is zoned R3A. The site is currently owned by SUN/DIC Acquisitions, Corp. and is vacant. The surrounding parcels are currently used for residential use. A Church and affiliated parochial school (St. Joseph's Parochial School) are located to the west and southwest. A museum and neighborhood playground are located across Tompkins Avenue to the west.

Historical Uses:

The site formerly consisted of a multi-story two-wing manufacturing building, support buildings (offices, warehouse laboratory, and maintenance shop), exterior aboveground storage tanks and perimeter parking areas. All buildings have been demolished.

Prior to 1908 the site was used for residential, lodging, and entertainment purposes. In 1908, the site was developed for industrial operations, for the production of various pigments for use in ink, plastics, coatings and cosmetics preparations, and has operated in that capacity without material changes since that time. Sun Chemical Corporation conducted pigment production at the site between 1987 and 2008.

Site Geology and Hydrogeology:

Based on soil collected by continuous sampling activities, unconsolidated soils were encountered to the maximum drilling depth of 35 feet. These soils consisted of clayey silt and sand, with minor coarser layers. Soils encountered during preliminary investigations were of the same consistency, with occasional boulders present. A peat layer was also encountered in the southeastern portion of the site. The presence of a peat layer and the associated perched water appears to be localized given that these conditions were not evident at nearby monitoring wells, completed at the same topographic elevation

approximately 130 feet to the west-northwest.

The groundwater level within the overburden aquifer ranges from an elevation of approximately 5 feet below ground surface (bgs) at the east boundary of the site to an elevation of approximately 35 feet bgs in the central portion of the site. Groundwater flow direction varies from easterly to northerly, largely following site topography. As such, the highest groundwater elevations are along the southern property boundary, with a component of flow to the north, and a component of flow to the east. The regional groundwater flow direction is generally to the east toward the Upper New York Bay.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

St. George Library Center
5 Central Avenue
Staten Island, NY 10301
phone: 718-442-8560

Staten Island Community Board 1
Rosebank, Ft. Wadsworth and Shore
Acres Area Committee
1 Edgewater Plaza, Suite 217
Staten Island, NY 10305
phone: 718-981-6900

Who to Contact

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

Project-Related

Questions Javier Perez-
Maldonado
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: 518-402-8172
Email: [javier.perez-
maldonado@dec.ny.gov](mailto:javier.perez-maldonado@dec.ny.gov)

Site-Related Health Questions

Christopher M. Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room 1787
Albany, NY 12237
Phone: 518-
402-7860
Email:
BEEI@health.ny.gov

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: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



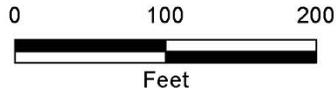
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



Legend

- 2-ft Excavation
- 2.5-ft Excavation
- 4-ft Excavation
- Property Line
- Lot 12 (up to 7-ft excavation)
- Lot 54 (up to 10-ft excavation)



Sun Chemical Corporation
 Rosebank, Richmond County
 Site No. C243024

Figure 1
 Site Map