



Department of
Environmental
Conservation

Where to Find Information:

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

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

Staten Island Community Board 1
1 Edgewater Plaza, Suite 217
Staten Island, NY 10305
(718) 981-6900

Who to Contact:

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

Project-Related Questions

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Albany, NY 12233-7016
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Project-Related Health Questions

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NYSDOH
Bureau of Environmental Exposure
Investigation
Center for Environmental Health
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Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Sun Chemical Corporation

441-443 Tompkins Avenue
Staten Island, NY 10305

SITE No. C243024

NYSDEC REGION 2

October 2018

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Sun Chemical Corporation Site ("site") located at 441-443 Tompkins Avenue in Staten Island, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Sun Chemical Corporation f/k/a SUN/DIC Acquisition Corp. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 11,790 tons of contaminated soil exceeding the restricted residential soil cleanup objectives on Lot 12 and about 2,700 tons of contaminated soil exceeding residential soil cleanup objectives on Lot 54. Clean fill was brought in to replace the excavated soil and to establish the final grades at the site.
- In-Situ (in-place) Chemical Oxidation (ISCO) - ISCO is a technology used to treat residual Volatile Organic Compounds (VOCs) in the groundwater. A chemical oxidant was injected into groundwater in the southwestern portion of Lot 12.
- Site Cover 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.
- Institutional Controls (ICs) including a Site Management Plan (SMP) and Environmental Easement to ensure proper use and development of Lot 12 (the controlled property) for restricted-residential use. Since Lot 54 was cleaned to residential use standards, no ICs are necessary.
- Soil Vapor Intrusion Evaluation - A post-construction soil vapor intrusion evaluation will be performed under the SMP to determine whether an action will be required (e.g., an active sub-slab depressurization system).

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" at left). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

BROWNFIELD CLEANUP PROGRAM

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description and Background: 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 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. Previously, the site was used for residential, lodging, entertainment, and to produce various pigments for use in ink, plastics, coatings and cosmetics preparations.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C243024) at:

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

Brownfield Cleanup Program Overview: 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 may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria

or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.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 at:

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.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

