



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Sun Chemical Corporation

441-443 Tompkins Avenue
Staten Island, NY 10305

SITE No. C243024

NYSDEC REGION 2

November 2018

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

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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NYSDEC
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Albany, NY 12233-7016
(518) 402-8172
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Project-Related Health Questions
Julia Kenney
NYSDOH
Bureau of Environmental Exposure
Investigation
Center for Environmental Health
Corning Tower, Rm 1787
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

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Sun Chemical Corporation f/k/a SUN/DIC Acquisition Corp. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified to the left under "Where to Find Information."

Completion of the Project: 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).

Final Engineering Report Approved: NYSDEC has approved the FER, 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.

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- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC

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

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

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

- Cover System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

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

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or 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. Historic operations conducted at the site resulted in contamination of the subsurface and/or groundwater with metals, polychlorinated biphenyls (PCBs), semi-volatile organic compounds (SVOCs), and volatile organic compounds (VOCs), which have been cleaned up under the Brownfield Cleanup Program.

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 NYSDEC 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.

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Site Location Map

