

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

**Coral Island Shopping Center
Site Code C243033**

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FACT SHEET #2

AUGUST 2006

Coral Island Shopping Center

C243033

1650 Richmond Avenue, Staten Island, NY

Project Announcement

Supplemental Remedial Investigation to start at Coral Island Shopping Center in August 2006

This fact sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's (NYSDEC) Brownfield Cleanup Program (BCP). You have been sent this fact sheet because you own or live on property near the Coral Island Shopping Center (Site) or because the NYSDEC believes you may otherwise be interested in activities at the Site. Please contact the NYSDEC's project manager (see box at left) if you do not want to receive any future updates on this project.

The goal of this fact sheet is to provide you with a brief overview of the project and, if you are interested, how you can get more information. Please read below for more information on this project.

Site Description: The Site is located at 1650 Richmond Avenue northwest of the intersection of Victory Boulevard. The Site is owned by WWP Associates, LLC (WWP) and is used as a commercial retail shopping center with two detached buildings and a large parking area. The entire Site is approximately 3.9 acres in area. The surrounding parcels to the south, east, and west are primarily commercial and residential. A private school and a church are located north of the Site.

Brownfield Cleanup Program Overview: New York established the BCP to encourage voluntary cleanup of contaminated properties known as *brownfields* so that they can be reused and redeveloped. These uses include recreational, residential and commercial. A *brownfield* is any property that is difficult to reuse because of the presence or potential presence of contamination. New York's BCP is a cooperative approach among NYSDEC, the New York State Department of Health (NYSDOH), and Volunteers to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement with the NYSDEC and thereafter submits one or more work plans to investigate and/or remediate a site. The goal under the BCP is to remediate sites to a level that is protective of public health and the environment. In 2005, a Brownfield Cleanup Agreement was entered into between NYSDEC and WWP covering the Site.

Investigations to Date: The Site was investigated in multiple phases, most recently by Roux Associates, Inc. (Roux Associates) on behalf of the WWP, under oversight from and pursuant to an agreement under the BCP with NYSDEC. Roux Associates conducted a remedial investigation from August 2005 to November 2005. The investigation confirmed previous findings that on-Site soil behind the dry cleaning business (on the north side) and on-Site groundwater on a portion of the Site are impacted by volatile organic compounds (VOCs), specifically tetrachloroethene, commonly called PCE or perc and associated compounds of trichloroethene (TCE), cis-1,2-dichloroethene (DCE), and vinyl chloride (VC). PCE is a solvent commonly used by dry cleaning businesses to clean clothing. The remedial investigation also identified some of the same VOCs in groundwater near the adjacent property boundaries of the Our Lady of Pity Church and the Moore Catholic High School.

Summary of the Supplemental Investigation: The supplemental investigation is intended to further delineate VOC impacts to soil, groundwater, soil vapor, and indoor air on-Site and off-Site. The investigation consists of the following additional measurements: collection and analysis of soil samples from five on-Site and 14 off-Site sampling locations; installation and sampling of eight off-Site groundwater monitoring wells; collection and analysis of one outdoor soil gas sample, two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample from the church property; and collection and analysis of two sub-slab soil vapor samples, three indoor air samples, and one outdoor air sample from the school property. In addition, general building maintenance, consisting of sealing several cracks in the floor of an on-Site utility room, will be performed.

Next Steps: Investigation activities will begin in early August. After the investigation is completed, WWP and their consultants will prepare a remedial action work plan to address contamination associated with the Site. Following approval by the NYSDEC, WWP will implement the remedial action. Additional Fact Sheets will be provided to keep you informed of the project process. If you would like to learn more or if you have any questions or comments on the project you can contact the project managers shown on the left-hand side of page one.

How long is this going to take? The investigation sampling activities will take about three weeks to complete.

What am I likely to see during the investigation? WWP's environmental consultant, Roux Associates, will have staff at the Site collecting the environmental samples and supervising the work of any contractors that they will use. Subsurface drilling will be done with a tracked soil probe to collect soil samples and install monitoring wells. Samples for analysis are collected into glass, plastic and metal containers and are often kept in a cooler. Air and soil vapor samples will be collected in stainless steel canisters about the size of a basketball. These canisters may be kept in small plastic, protective bins. You may also see workers washing equipment, which is done to ensure that samples are not contaminated from one location to the next. Soil and groundwater removed from the ground during the investigation and all other generated wastes, such as washwater, will be placed into drums that will be properly disposed of by Roux Associates at the conclusion of the investigation.

Will odors or vapors be generated? The size of each soil boring will generally be limited to only three inches in diameter. Although vapors are not expected based on experience with similar tasks, Roux Associates will monitor the air during all subsurface activities. Corrective action will be taken if any odors are detected. Please call the NYSDEC or NYSDOH project managers to report any odors you believe may be coming from this project.

What can I do? If you would like to learn more or if you have any questions or comments on the project you can call, mail or e-mail the project contacts shown on the left-hand side of the first page. You can also go to the document repository, also shown on the left-hand side of the first page, to review the investigation work plan. If have any questions or comments after reviewing the work plan, please contact the NYSDEC project manager. Comments and questions are welcome at any time - before, during and after the investigation.

Site Location Map

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