

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

Public Comment Period:

May 9, 2007

to

June 23, 2007

Document Repository

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Project Contacts

Josslyn Shapiro, Ph.D.
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, New York 11101
(718) 482-6446
jbshapir@gw.dec.state.ny.us

**For public health related
questions:**

Christopher Doroski
NYSDOH
547 River Street
Troy, New York 12180-2216
1 (800) 458-1158 ext 27860

FACT SHEET #3

MAY 2007

Coral Island Shopping Center
1650 Richmond Avenue, Staten Island, NY

C243033

Public Comment Period Announcement

Draft Remedial Investigation Report, Significant Threat Determination, and Draft Alternatives Analysis Report/ Remedial Action Work Plan

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 the 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 if you do not want to receive any future updates on this project (see the lower-left hand side of this page).

The NYSDEC, working in conjunction with the New York State Department of Health ("NYSDOH"), is currently reviewing for approval a draft Remedial Investigation Report ("RIR") regarding the environmental conditions at the Site as well as a draft Alternative Analysis Report/Remedial Action Work Plan (AAR/RAWP) that outlines the proposed remedy for site contamination. The draft reports were submitted by the Site owner, WWP Associates, LLC ("the Participant"), pursuant to a Brownfield Cleanup Agreement entered between the Participant and the NYSDEC.

Opportunity to Comment on the Draft Documents and Significant Threat Determination

The draft RIR, Significant Threat Determination and draft AAR/RAWP are summarized in this Fact Sheet. Complete documents are available for your review at the document repository listed on the left-hand side of this page. *Your comments are important and strongly encouraged.* Comments can be made at any time during the 45-day comment period, which ends on June 23, 2007. Please direct comments to the NYSDEC contact on the left-hand side of this page.

Background: The Site is located at 1650 Richmond Avenue near the intersection of Victory Boulevard. The Site is owned by the Participant and is in use 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.

Summary of the Remedial Investigation Report (RIR): The draft RIR describes the investigation activities completed, presents analytical data, and discusses the nature and extent of contamination. The draft RIR identifies the following Site conditions:

- On-site and off-site soil samples were collected and analyzed for volatile organic compounds (“VOCs”). A subset of samples collected was also analyzed for semi-volatile organic compounds (“SVOCs”), metals, pesticides, herbicides, and polychlorinated biphenyls (“PCBs”). Contaminants found include VOCs, specifically tetrachloroethene, commonly called “PCE” or “perc” and its associated degradation compound trichloroethene (“TCE”). PCE is a solvent commonly used by dry cleaning businesses for cleaning clothing.
- On-site and off-site groundwater samples were collected and analyzed for VOCs. A subset of samples collected was also analyzed for SVOCs, metals, pesticides, herbicides, and PCBs. Contaminants found include VOCs, specifically PCE and associated degradation compounds of TCE, cis-1,2-dichloroethene (“DCE”), and vinyl chloride (“VC”).
- On-site and off-site soil vapor samples and indoor air samples were collected and analyzed for VOCs. Contaminants found include PCE and TCE.

Significant Threat Determination: As part of every BCP project, NYSDEC is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC’s regulations (6 NYCRR Part 375). Based on the types and levels of contaminants on the Site and the current and planned land uses in the area, NYSDEC, in conjunction with NYSDOH, has determined that the Site does not represent a significant threat to public health and/or the environment. For sites where a significant threat has been determined, eligible community groups may obtain Technical Assistant Grants (“TAGs”) of up to \$50,000 to obtain independent technical assistance to increase public awareness and understanding of remedial activities. TAG funding will not be available for this project. This significant threat determination is subject to a 30-day public comment period ending June 9, 2007.

Summary of the Alternatives Analysis Report/Remedial Action Work Plan (AAR/RAWP): The draft AAR/RAWP provides a detailed description of the remedial action objectives, the proposed remedy to address Site contamination, and how the proposed remedy will be protective of public health and the environment. The AAR/RAWP submitted by the Participant is currently being reviewed by the NYSDEC and NYSDOH. The proposed remedy includes:

- Removal of VOC-impacted soil hot-spots.
 - Limited quantities of VOC-impacted soil may be left in place due to site-specific physical limitations;
- Subsurface injection of enhanced reductive dechlorination substrates to reduce VOCs in groundwater and to enhance the existing natural breakdown of those VOCs; and
- Imposition of Institutional Controls that include use restrictions on the land and groundwater.

Next Steps: NYSDEC will consider public comments when it completes its review of the RIR and AAR/RAWP and will consider all comments on the Significant Threat Determination. NYSDEC and NYSDOH will work with the Participant to address all comments on the draft documents. Once all comments are satisfactorily addressed, NYSDEC and NYSDOH will approve the RIR and AAR/RAWP. A future fact sheet will announce when remedial work will begin at the site.

You are encouraged to review the project documents located at the repository noted on the front page of this fact sheet, and to contact representatives of NYSDEC or NYSDOH at any time with questions, comments, or concerns. If you know anyone who would like to be added to the mailing list for this project, please have them contact the NYSDEC representative identified on the front page of this fact sheet.

Coral Island Shopping Center Site Location Map

