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NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(call in advance) (718) 482-4897
Hours: Mon. to Fri. 9 am to 5 pm.



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FACT SHEET #5

Coral Island Shopping Center
1650 Richmond Ave
Staten Island, New York

Site No.: C243033
NYSDEC Region 2

September 2010

**NYSDEC Certifies Remediation Requirements
Achieved at Brownfield Site**

The New York State Department of Environmental Conservation (“NYSDEC”) has determined that WWP Associates, LLC (the “Participant”) has achieved remediation requirements to address contamination related to the Coral Island Shopping Center facility (“Site”) located at 1650 Richmond Avenue in the borough of Staten Island, City of New York, under the New York State Brownfield Cleanup Program (“BCP”). See attached map for the location of the site. NYSDEC has issued a Certificate of Completion (“COC”) to the Participant for the Site. A copy of the COC and other project related documents are available at the document repository identified in this fact sheet (see box at left).

PROJECT BACKGROUND – The Site consists of an approximately 3.9 acre parcel and is located near the intersection of Victory Boulevard and Richmond Avenue in Staten Island, New York. Operation of a dry cleaning facility at the Site resulted in the release of tetrachloroethene to the environment. Tetrachloroethene (commonly called “PCE”, or “perc”) is a solvent commonly used by dry cleaning businesses for cleaning clothes. A Remedial Action Work Plan (RAWP), which summarized the requirements for the cleanup of the site, was approved by the NYSDEC, in cooperation with the New York State Department of Health (“NYSDOH”), in July 2007. The Participant has fully implemented the RAWP and is continuing to monitor improvements in environmental conditions at the Site under a Site Management Plan (“SMP”) dated November 2009. The Participant submitted a Final Engineering Report (“FER”) dated August 2010, that documents the remedial activities. The SMP, FER and other project documents are available at the document repositories.

Certificate of Completion: The COC issued by NYSDEC contains:

- a description of the remedial activities completed;
- a certification that remediation requirements have been achieved; and
- a description of the boundaries of the site.

Site remediation (removal of PCE-impacted soil hot-spots and subsurface injection of enhanced reductive dechlorination substrates) proceeded under the Track 1 (unrestricted use) cleanup objective for all offsite soil and Track 4 (restricted use) cleanup objective for all onsite soil. Site management is on-going and consists of monitoring groundwater beneath the Site and adjacent properties. In addition, an environmental easement has been recorded to restrict soil and groundwater use at the Site.

Next Steps: NYSDEC issued the COC based on review and approval of an SMP and FER submitted by the Participant. The FER described the remedial activities completed and certified that remediation requirements have been achieved for the site. With its receipt of a COC, the Participant is eligible for tax credits related to the redevelopment of the Site.

BROWNFIELD CLEANUP PROGRAM

BROWNFIELD CLEANUP PROGRAM (BCP) OVERVIEW: New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and participants to investigate and/or remediate contaminated sites. Under the BCP, a Participant enters into a Brownfield Cleanup Agreement ("BCA") with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective of public health and the environment consistent with the proposed uses of the site. When a Participant completes work, a release of liability from the NYSDEC is provided with standard reservations, and a COC is issued. With their receipt of a COC, WWP Associates, LLC would:

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

A COC may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

For information regarding New York State's Brownfield Cleanup Program, please visit our web Site at:

<http://www.dec.ny.gov/chemical/8450.html>

SITE LOCATION MAP

