



FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Former CJ's Service Center Property
DEC Site #: C243041
Address: 5801 Amboy Road
Staten Island, NY 10309

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Former CJ's Service Center Property site ("site") located at 5801 Amboy Road, Staten Island, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Shore to Shore Foster LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

Groundwater Containment System: Much of the on-site contamination was removed as a part of the soil removal Interim Remedial Measure (IRM). An IRM is an action that can be conducted at a site relatively quickly to reduce the risk to people's health and the environment from a well-defined hazardous waste problem. There is some remaining groundwater contamination at the site. The soil present at the site has low permeability which limits the effectiveness of any in-situ ("in place") groundwater treatment. As a result, the remedy includes containment of the groundwater contamination because treatment would not be effective. This will be accomplished by the installation of a sheet pile containment wall that will isolate and contain the groundwater contamination remaining after the soil removal IRM. Perimeter watertight sheet piling will be installed around the remaining source area (area not addressed by the soil removal IRM). The sheet piles will be driven approximately 25 feet below current grade (lowest historic depth to water on-site was 10.41 feet below ground surface), unless refusal is encountered above that depth. The top of the sheet piling will be required to be left approximately one foot below proposed final grade.

Cover System: A site cover will be required to allow for residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two foot of exposed surface soil will

exceed the applicable Soil Cleanup Objectives (SCOs). Where the soil cover is required it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d).

Vapor Mitigation: Any on-site buildings will be required to have a Sub-Slab Depressurization System (SSDS), or a similar engineered system, to mitigate the migration of vapors into the building from contaminated soil and/or contaminated groundwater.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

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

A fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Background

Location: The site is located in Staten Island, NY and is approximately 0.375 acres in area. It is situated on the north side of Amboy Road, between Foster Avenue to the east and Odell Place to the west. It is comprised of two contiguous lots.

Site Features: The site is currently vacant; all on-site features were demolished and removed in the fall of 2015.

Current Zoning and Land Use: The site is currently vacant and is zoned for R3X residential and Special South Richmond Development District (SRD). The site had operated as a retail gasoline and service station since prior to 1937 and the owners are in the process of obtaining a commercial use variance to allow for commercial use of the property.

The surrounding area is a mix of residential and commercial properties. The site is bordered to the west by a Freshwater Wetland (AR-37- Scudder- Amboy). To the north there is a single residence and further north is a portion of New York City Department of Environmental Protection (NYCDEP) owned land that is part of the Freshwater Wetland mentioned above.

Past Use of the Site: The site was operated as a retail gasoline and service station since prior to 1937. The business was shut down on August 2014. The gasoline station had a pump island and two dispensers and the service station had two service bays.

Two sub-surface investigations were conducted at the site in November 2006 and February 2007 under the NYS DEC spill program which included the collection of soil and groundwater samples. The test results indicated that several Volatile Organic Compounds (VOC's) and Semi-Volatile Organic Compounds (SVOC's) were detected above the Department's cleanup objectives.

Site Geology and Hydrogeology: The top 8 to 10 feet of site soil consists of historic fill and re-worked native material. The underlying soil is comprised primarily of glacial till and consists of silt, clay, poorly sorted fine sand, gravel, cobbles, and boulders in a clay and silt matrix; the glacial till has a low permeability. Bedrock was not encountered at the site and is expected to be 200 to 300 feet below ground surface.

Groundwater depth at the site is approximately 6.5 to 10.5 feet below the ground surface and flows to the south-southeast. Groundwater beneath the site is not expected to be tidally influenced due to the site geology and distance from the shoreline.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C243041>

Brownfield Cleanup Program: 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 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>

FOR MORE INFORMATION

Where to Find Information

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

New York Public Library - Huguenot Park Branch
Attn: Steven Horvath
830 Huguenot Avenue
Staten Island, NY 10312
Phone: 718 984 4636

Staten Island Community Board #3
Attn: Charlene Wagner
1243 Woodrow Road, 2nd Floor, Suite 8
Staten Island, NY 10309
Phone: 718 356 7900

Who to Contact

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

Project Related Questions

Sadique Ahmed
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9656
Email: sadique.ahmed@dec.ny.gov

Site-Related Health Questions

Renata E Ockerby
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
Tel: 518 402 7860
Email: BEEI@health.ny.gov

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 available at the following web page: <http://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.

BCP Site

