



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C243041/>
and at these locations:

New York Public Library - Huguenot Park Branch

830 Huguenot Avenue
Staten Island, NY 10312
Tel.: (718) 984-4636

Staten Island Community Board #3*

1243 Woodrow Road, 2nd Floor, Suite 8
Staten Island, NY 10309
Tel.: (718) 356-7900

(*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online DECinfo Locator, please contact the NYSDEC project manager listed below for assistance.)

Who to Contact

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

Project-Related Questions

Sadique Ahmed, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
Tel.: (518) 402-9656
Email: sadique.ahmed@dec.ny.gov

Project-Related Health Questions

Renata E. Ockerby
New York State Department of Health
Empire State Plaza Corning Tower
Room 1787
Albany, NY 12237
Tel: (518) 402-7867
Email: beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Former CJ's Service Center
Property
5801 Amboy Road
Staten Island, NY 10309

SITE No. C243041

NYSDEC REGION 2

November 2020

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former CJ's Service Center Property ("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.

Cleanup activities were performed by Shore to Shore Foster LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC and NYSDOH review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C243041/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Four underground storage tanks (USTs) and associated piping were removed and properly disposed off-site.
- 406 tons of petroleum contaminated soil, 65 tons of debris (e.g., concrete) and approximately 408 gallons of liquid waste were removed and properly disposed off-site.
- In order to isolate and contain petroleum impacted soil, groundwater and limited free product, to prevent off-site migration a sealed sheet pile containment wall was installed around the petroleum source area. The sheet piles were driven to approximately 25 feet below ground surface (bgs).
- Site Cover System -A cover system was installed across the site. The cover is comprised of either a minimum of two feet of clean soil, over a demarcation layer, or asphalt pavement, concrete-covered sidewalks/walkways, or concrete building slabs. Clean material that meets the established soil cleanup objectives (SCOs) will also be used as backfill.
- An active sub-slab depressurization system (SSDS) and a vapor barrier were installed in the newly constructed retail building to address the potential for soil vapor intrusion.

BROWNFIELD CLEANUP PROGRAM

- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The site is located at 5801 Amboy Road, in the City of Staten Island, Richmond County and is identified as Block 6896, Lot 52 and 53. The site is 0.375 acres and is located 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. The site was operated as a retail gasoline and service station from approximately 1937 until 2014. The site will be redeveloped with a single-story commercial facility.

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

Environmental Site Remediation Database (by entering the site ID, C243041) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

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 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:

<https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location

