

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

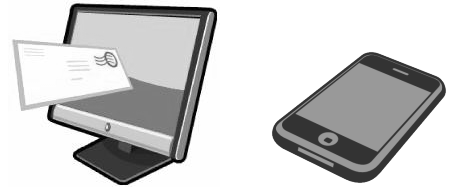
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



**Department of  
Environmental  
Conservation**

## Where to Find Information

Access project documents through the  
DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C243043/>  
and at these location(s):

### **New York Public Library – Huguenot Park Library**

830 Huguenot Avenue  
Staten Island, NY 10312  
(718) 984-4636  
[huguenotpark@nyp.org](mailto:huguenotpark@nyp.org)

### **Staten Island Community Board 3**

1243 Woodrow Road, 2<sup>nd</sup> Floor  
Staten Island, NY 10309  
(718) 356-7900  
[sicb3@cb.nyc.gov](mailto:sicb3@cb.nyc.gov)

## Who to Contact:

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

### **Project-Related Questions**

Christopher Allan - Project Manager  
NYSDEC  
One Hunters Point Plaza  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4065  
[christopher.allan@dec.ny.gov](mailto:christopher.allan@dec.ny.gov)

### **Project-Related Health Questions**

Kristin Kulow – Public Health Specialist  
NYSDOH  
28 Hill Street, Suite 201  
Oneonta, NY 13820  
(607) 353-4335  
[keci@health.ny.gov](mailto:keci@health.ny.gov)

**For more information about New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

**Brownfield Cleanup Program**

**990-1026 Rossville Avenue  
Staten Island, NY 10309**

**SITE No. C243043**

**NYSDEC REGION 2**

**July 2023**

## **Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced**

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 990-1026 Rossville Avenue site ("site") located at 990-1026 Rossville Avenue, Staten Island, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants in soil vapor. To address this threat, NYSDEC has developed the proposed remedy summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **July 6 through August 19, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C243043/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Commercial Use remedy consists of:

- Excavation and off-site disposal of soil exceeding the protection of groundwater soil cleanup objectives (SCOs) to a depth of up to 7 feet below surface grade in an approximately 190-square feet area in the western portion of the site;
- Collecting and analyzing end-point soil samples to confirm that the applicable SCOs have been achieved;
- Importing clean material that meets the established SCOs for use as backfill;
- Treating contaminated groundwater via enhanced in-situ (in-place) bioremediation;
- Collecting and analyzing post-remedial groundwater and soil vapor samples to evaluate the effectiveness of the remedy;
- Maintenance of the existing site cover system consisting of concrete building slabs, asphalt paving, and/or a minimum of 1 foot of soil meeting the commercial use SCOs;

# BROWNFIELD CLEANUP PROGRAM

- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Continued operation of the sub-slab depressurization system that was previously installed as an Interim Remedial Measure;
- Implementing a Site Management Plan for long term maintenance of the remedial systems; and,
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Allied Rossville LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Draft Remedial Investigation Report”, which describes the results of the site investigation was submitted prior to the Draft Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The site is approximately 1.53-acres and is bordered on the west by asphalt-paved tennis courts that are part of the Woodbrooke Estates residential community, on the south by Grafe Street followed by three two-story townhouse buildings associated with the Woodbrooke Estates residential community, on the east by Rossville Avenue followed by a two-story mixed-use residential/commercial building and a two-story residential building, and on the north by three two-story residential buildings. It is currently developed with an approximately 25,800-square foot one-story shopping center that was constructed in 1990 and is currently occupied by a liquor store, beauty salon, karate studio, ice cream parlor, grocery store, restaurant, bagel shop, laundromat, pizzeria, a vacant former restaurant, and a vacant former dry cleaner that is being renovated as a nail salon. A cellar is located beneath

the grocery store in the northwestern corner of the shopping center. The remaining portions of the site consist of an asphalt-paved parking lot in the southeastern portion of the site and an access road for deliveries along the western and northern perimeters of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C243043) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are chlorinated volatile organic compounds, which are present in soil, groundwater, and soil vapor in the western portion of the site in the vicinity of the former dry cleaner.

**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>

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***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.***

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://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





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact:** Christopher Allan, (718) 482-4065, [christopher.allan@dec.ny.gov](mailto:christopher.allan@dec.ny.gov)