



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for River North

October 2021

BCP Site No. C243045
178, 194 Richmond Terrace & 8 Stuyvesant Place
Staten Island, NY 10301

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site’s investigation and cleanup process.

Applicant: **Richmond SI Owner LLC (“Applicant”)**
Site Name: **River North (“Site”)**
Site Address: **178, 194 Richmond Terrace & 8 Stuyvesant Avenue, Staten Island, NY 10301**
Site County: **Richmond County**
Site Number: **C243045**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision-makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision-making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web-site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town, and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The

flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being, or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, **the significant threat determination for the site had not yet been made.**

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

No shallow groundwater use exists in the area or vicinity of the Site. This eliminates potential wellhead issues, but does not take into account the vapor intrusion issues to which on-Site and adjacent buildings may become susceptible since groundwater contamination may include Volatile Organic Compounds (VOCs). Potable water is provided to residents by the New York City Department of Environmental Protection (NYCDEP) from upstate watersheds. There may also be impacts with regards to noise, odor, and truck traffic.

The Site is located within an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Based on neighborhood 2020 census data, there is a sizable Hispanic-American community near the Site. Therefore, all future fact sheets will be translated into Spanish.

For additional information, visit:

<https://popfactfinder.planning.nyc.gov/profile/1552/census>

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

Upon conclusion of the public comment periods, as detailed in above table (p. 8), if issues of public concern are identified, this CP Plan will be amended to address any additional CP activities that may need to be implemented.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

The Site is an irregularly-shaped parcel located on the northern corner of Stuyvesant Place and extending to the west side of Richmond Terrace. The Site is in the St. George neighborhood of Staten Island and is comprised of three tax lots (approximately 89,300 square feet) identified on New York City tax maps as Block 13, Lots 82, 92, and 100. Lots 82 and 92 are contiguous, and Lots 92 and 100 are separated by a portion of

Block 13, Lot 8 that is currently vacant and unimproved. The portion of Lot 8 (approximately 10,175 square feet) that separates Lots 92 and 100 is part of the redevelopment project, but not included in the BCP Site. The Site is bounded by Richmond Terrace and residential buildings to the north, Hamilton Avenue to the south, Richmond Terrace and Stuyvesant Avenue to the east, and residential buildings and vacant land to the west. Currently, the Site is vacant, densely vegetated and contains remnants of building foundations associated with prior unfinished construction on the northern portion of the property.

History of Site Use, Investigation, and Cleanup

The Site was initially developed sometime prior to 1891 with several small structures, most likely residences. Multiple structures were developed and demolished between 1891 and 2005, all residences or garages. The last remaining residence was demolished circa 2005. The Site is currently vacant, densely vegetated and contains remnants of building foundations associated with prior unfinished construction on the northern portion of the property. The building foundations were constructed in 2006.

Previous Environmental Studies

Geotechnical Report (2008)

A Geotechnical Investigation was conducted at the Site in 2008 and identified the presence of fill material across the Site at depths ranging from 5 to 15 feet below grade (ft-bg). The fill material consists of brown silty sand with little gravel and varying amounts of boulders, brick, wood, and other small amounts of debris. A layer of sand was encountered beneath the fill layer, and bedrock was encountered between 17 and 45 ft-bg at the Site.

Phase I Environmental Site Assessment (2014)

A Phase I Environmental Site Assessment (ESA) was conducted in 2014 and identified the following Recognized Environmental Conditions (RECs) in connection with the Site as having the potential for negative environmental impacts:

- The presence of unknown fill material at the property; and
- The suspect presence of heating oil tanks at the property.

Phase II Environmental Site Assessment (2014)

Soil sampling was completed to further investigate the Phase I ESA findings. A ground penetrating radar (GPR) survey was performed across the Site and twelve soil samples

were collected from twelve soil borings. All soil samples were analyzed for VOCs, semivolatile organic compounds (SVOCs), and Resource Conservation and Recovery Act (RCRA) metals.

The GPR survey did not detect any anomalies indicative of underground storage tanks at the Site. The results of the sample analysis showed concentrations of metals in exceedance of Unrestricted Use Soil Cleanup Objectives (SCOs) and/or Restricted-Residential Use SCOs. Selenium was detected in all twelve soil samples in exceedance of its Unrestricted Use SCO; lead was detected in two soil samples in exceedance of its Unrestricted Use SCO; and mercury was detected in one soil sample in exceedance of its Unrestricted Use and Restricted-Residential Use SCOs. VOCs and SVOCs were not detected in exceedance of Unrestricted Use or Restricted-Residential Use SCOs in any soil samples collected; however, low concentrations of two petroleum-related VOCs, benzene, and toluene, were detected in one of twelve soil samples. SVOCs were not detected in any soil samples collected.

Phase I Environmental Site Assessment (2018)

A second Phase I ESA was conducted in 2018 and identified no RECs in connection with the Site. However, the following environmental concern was identified in connection with the Site:

- Information obtained from various historic sources indicated that the northern and southern portions, of the subject property were developed with multiple residences from at least the 1890s. The majority of the residences were demolished in the 1960s and 1970s, with the final building demolished in 2005. As such, there was potential for fill materials to be present (utilized to backfill the foundations and/or basements of the former structures following their demolition). The presence of fill materials was evaluated in 2014 as part of a Phase II Investigation. No evidence of fill material was identified during the investigation; however, several soil samples contained lead, mercury, and/or selenium at concentrations slightly above applicable regulatory criteria. The presence of these metals alone does not indicate evidence of significant contamination nor do they warrant further investigation/remediation.

Limited Due Diligence Site Investigation (2020)

Soil and soil vapor sampling was completed to further investigate previous Phase I and Phase II ESA findings. Eight soil samples were collected from eight soil borings and six soil vapor samples were collected from six temporary soil vapor points. All soil samples were analyzed for VOCs, SVOCs and total metals. All soil vapor samples were analyzed for VOCs.

The results of the soil sample analysis showed no VOCs were detected in exceedance of Restricted-Residential Use SCOs in any soil samples collected. Several SVOCs, specifically polyaromatic hydrocarbons (PAHs) typically associated with historic fill, were detected in exceedance of Restricted-Residential Use SCOs in one of eight soil samples. Various metals typically associated with historic fill were detected in exceedance of Restricted-Residential Use SCOs in six of eight soil samples. The results of the soil vapor analysis showed concentrations of one chlorinated VOC (cVOC), tetrachloroethene (PCE) - a common solvent used in dry cleaning operations, in all six soil vapor samples collected. Several petroleum-related VOCs were also detected at elevated concentrations in all six soil vapor samples collected.

Phase II Environmental Site Investigation Report (2021)

Soil and soil vapor sampling was completed to further investigate previous Phase I ESA, Phase II ESA, and Limited Due Diligence Site Investigation findings. Twenty-two soil samples were collected from eleven soil borings (one shallow and one deep sample per boring) and nine soil vapor samples were collected from nine temporary soil vapor points. All soil samples were analyzed for VOCs, SVOCs, total metals, pesticides, herbicides, and polychlorinated biphenyls (PCBs) and two shallow soil samples were analyzed for per- and polyfluoroalkyl substances (PFAS). All soil vapor samples were analyzed for VOCs.

The results of the soil sample analysis showed no VOCs, pesticides, herbicides, PCBs, or PFAS were detected in exceedance of Restricted-Residential Use SCOs in any soil samples collected. Several SVOCs, specifically PAHs typically associated with historic fill, were detected in exceedance of Restricted-Residential Use SCOs in one shallow soil sample. Various metals typically associated with historic fill were detected in exceedance of Restricted-Residential Use SCOs in nine of eleven shallow soil samples and five of eleven deep soil samples. The results of the soil vapor sample analysis showed concentrations of cVOCs, specifically PCE, 1,1,1-trichloroethane (1,1,1-TCA), and chloroform, in one or more soil vapor samples collected. PCE was detected in six of nine soil vapor samples; 1,1,1-TCA was detected in one of nine soil vapor samples; and chloroform was detected in five of nine soil vapor samples. Several petroleum-related VOCs were also detected at elevated concentrations in all nine soil vapor samples collected, with the highest concentrations occurring in the soil vapor samples collected from the northern portion of Lot 82.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup

Program as a **Volunteer**. This means **that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a “qualitative exposure assessment,” a process that characterizes the actual or potential exposures of people, fish, and wildlife to contaminants on the site and to contamination that has migrated from the site.**

The Applicant in its Application proposes that the site will be used for **restricted-residential** purposes.

To achieve this goal, the Applicant will conduct **investigation** activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment;
and
- 4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant

threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (FER) that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

**Appendix A -
Project Contacts and Locations of Reports and Information**

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Charles Post

Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233
Phone: 518-402-9793
Email: Charles.post@dec.ny.gov

Thomas V. Panzone

Public Participation Specialist
NYSDEC
Address: 47-40 21st Street
Long Island City, NY
Phone: 718-482-4953
Email: Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Christine Vooris
Project Manager
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza Corning Tower,
Room 1787, Albany, NY 12237
Email: beei@health.ny.gov

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

Staten Island Community Board #1
1 Edgewater Plaza, Suite 217
Staten Island, NY 10305
Attn: Joseph Carroll
Phone: (718) 981-6900
Hours: Monday – Friday (9 AM – 5 PM);
Saturday and Sunday (Closed)

NYSDEC
Attn: Charles Post
625 Broadway
Albany, NY 12233
Phone: 518-402-9793
House: (call for appointment)

St. George Library Center
5 Central Avenue
Staten Island, NY 10301
Attn: Peter Hegel
Phone: (718) 442-8560
Hours:
Monday – Thursday (10 AM – 7 PM);
Friday – Saturday (10 AM – 5 PM);
Sunday (Closed)

Appendix B - Site Contact List

Contact List Information

B1. The Chief Executive Officer And Planning Board Chairperson Of Each County, City, Town And Village In Which The Property Is Located.

Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, New York 10007

Anita Laremont, Commissioner
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Vincent Sapienza, Commissioner
New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Mark McIntyre, Esq., Director
Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Julie Stein
Office of Environmental Assessment & Planning
New York City Department of Environmental Protection
96-05 Horace Harding Expressway
Flushing, NY 11373

James S. Oddo
Staten Island Borough President
10 Richmond Terrace
Borough Hall, Room 120
Staten Island, NY 10301

Staten Island Department of City Planning
130 Stuyvesant Place #603
Staten Island, NY 10301

Hon. Deborah Rose
Council Member, District 49
130 Stuyvesant Place
6th Floor, #602
Staten Island, NY 10301

Hon. Charles D. Fall
Assembly Member, District 61
853 Forest Avenue
Staten Island, NY 10310

Hon. Diane J. Savino
State Senator, District 23
36 Richmond Terrace, Suite 112
Staten Island, NY 10301

Hon. Nicole Malliotakis
U.S. House of Representatives
1911 Richmond Avenue - Suite 100
Staten Island, NY 10314

B2. Residents, Owners And Occupants Of The Property And Properties Adjacent To The Property.

178 Richmond Terrace

Vacant land owned/occupied by: Richmond SI Owner LLC c/o Madison Realty Capital
Owner address: 520 Madison Avenue, Suite 3501, New York, NY 10022

170 Richmond Terrace

Vacant land owned/occupied by: Richmond SI Owner LLC c/o Madison Realty Capital
Owner address: 520 Madison Avenue, Suite 3501, New York, NY 10022

8 Stuyvesant Place

Vacant land owned/occupied by: Richmond SI Owner LLC c/o Madison Realty Capital
Owner address: 520 Madison Avenue, Suite 3501, New York, NY 10022

165 St Marks Place

Residential building owned by: NYC Housing Development Corp.
Owner address: 110 William Street, New York, NY 10038

37 Hamilton Avenue

Vacant land owned/occupied by: Borok Holding Company, LLC
Owner address: 76 Navesink Drive, Monmouth Beach, NJ 07750

36 Hamilton Avenue

Residential building owned by: 36 Hamilton Avenue Tenants Corp. c/o Eiseman Levine et al.
Owner address: 805 Third Avenue, 10th Floor, New York, NY 10022

10 Hamilton Avenue

Public facility or institutional buildings owned by: NYC Department of Citywide
Administrative Services
Owner address: 1 Centre Street, 14th Floor, Room 1448, New York, NY 10007

140 Stuyvesant Place

Commercial buildings owned by: E & V Management Inc.
Owner address: 20 Alverson Loop, Staten Island, NY 10309
Occupied by: Staten Island Housing Authority
Occupant address: 140 Richmond Terrace, Staten Island, NY 10301
Occupied by: Harbor Gardens Associates
Occupant address: 100 Stuyvesant Place #6, Staten Island, NY 10301

Richmond Terrace

Vacant land owned/occupied by: Richard De Sio

Borough Place

Vacant land owned/occupied by: Parks and Recreation (General)

Owner address: 2175 Richmond Terrace, Staten Island, NY 10302

198 Richmond Terrace

Residential building owned by: 198 Richmond Terrace, LLC

Owner address: 362 St. Marks Place, Staten Island, NY 10301

B3. Local News Media From Which The Community Typically Obtains Information.

Staten Island Advance
950 West Fingerboard Road
Staten Island, NY 10305

New York Daily News
4 New York Plaza
New York, NY 10004

New York Post
1211 Avenue of the Americas
New York, NY 10036

Spectrum NY 1 News
75 Ninth Avenue
New York, NY 10011

Hoy Nueva York
15 Metrotech Center Floor 7
Brooklyn, NY 11201

El Diario La Prensa
15 Metrotech Center Floor 7
Brooklyn, NY 11201

B4. The Public Water Supplier Which Services The Area In Which The Property Is Located

Public water is provided from upstate New York reservoirs by the City of New York, Department of Environmental Protection (Consumer Service Center: 59-17 Junction Boulevard, 10th Floor, Flushing, NY 11373).

B5. Any Person Who Has Requested To Be Placed On The Contact List.

We are unaware of any requests for inclusion on the contact list.

B6. The Administrator Of Any School Or Day Care Facility Located On Or Near The Property.

Staten Island Family Court's Children Center
Owner: Safe Horizon
18 Richmond Terrace, Room 120
Staten Island, NY 10301

Curtis High School
Principal: Greg Jaenicke
105 Hamilton Avenue
Staten Island, NY 10301

Ralph McKee High School
Principal: Sharon Henry
290 St. Marks Place
Staten Island, NY 10301

PS 031 William T Davis
55 Layton Avenue
Staten Island, NY 10301

Community, Civic, Religious and Other Environmental Organizations:

Katia Gordon
Consolidated Edison Corporate Affairs
1 Davis Avenue
Staten Island, NY 10301

Josephine Marino - President
120th Police Precinct Council
78 Richmond Terrace
Staten Island, NY 10301

Engine 155 Ladder 78
FDNY
14 Brighton Avenue
Staten Island, NY 10301

SAFE HORIZON-STATEN ISLAND FAMILY COURT
51 Stuyvesant Pl
Staten Island, NY 10301

Gotham Whale
Paul Sieswerda
Executive Director
paul@gothamwhale.org
(718) 938-2067
10 Bay Street Landing
Staten Island, NY 10301
<https://gothamwhale.org/>

Jeffrey Manzer
Chief Financial Officer and Interm CEO
jmanzer@snug-harbor.org
718-425-3504
1000 Richmond Terrace
Staten Island, NY 10301
<http://snug-harbor.org/about-us/contact-us/>

Staten Island Chamber of Commerce
130 Bay Street
Staten Island, NY 10301
Tel: (718) 727-1900

Fax: (718) 727-2295
Attn: Linda Baran, President & CEO
Email: lbaran@sichamber.com
Website: <http://www.sichamber.com/>

Richmond Terrace Tenant Association
Attn: Joan Henry, President
81 Jersey St., Apt. 7A
Staten Island, NY 10301

B7. Locations of the Document Repositories

Community Board #1 Staten Island
1 Edgewater Plaza, Suite 217
Staten Island, NY 10305
Joseph Carroll - District Manager
Nicholas Siclari - Chairman
Vincent Accornero - Environmental Committee Chairman

St. George Library Center
5 Central Avenue
Staten Island, NY 10301
Peter Hegel – Managing Librarian

B8. In Cities With A Population of One Million or More, The Local Community Board If The Proposed Site Is Located Within Such Community Board's Boundaries

Community Board #1 Staten Island
1 Edgewater Plaza, Suite 217
Staten Island, NY 10305

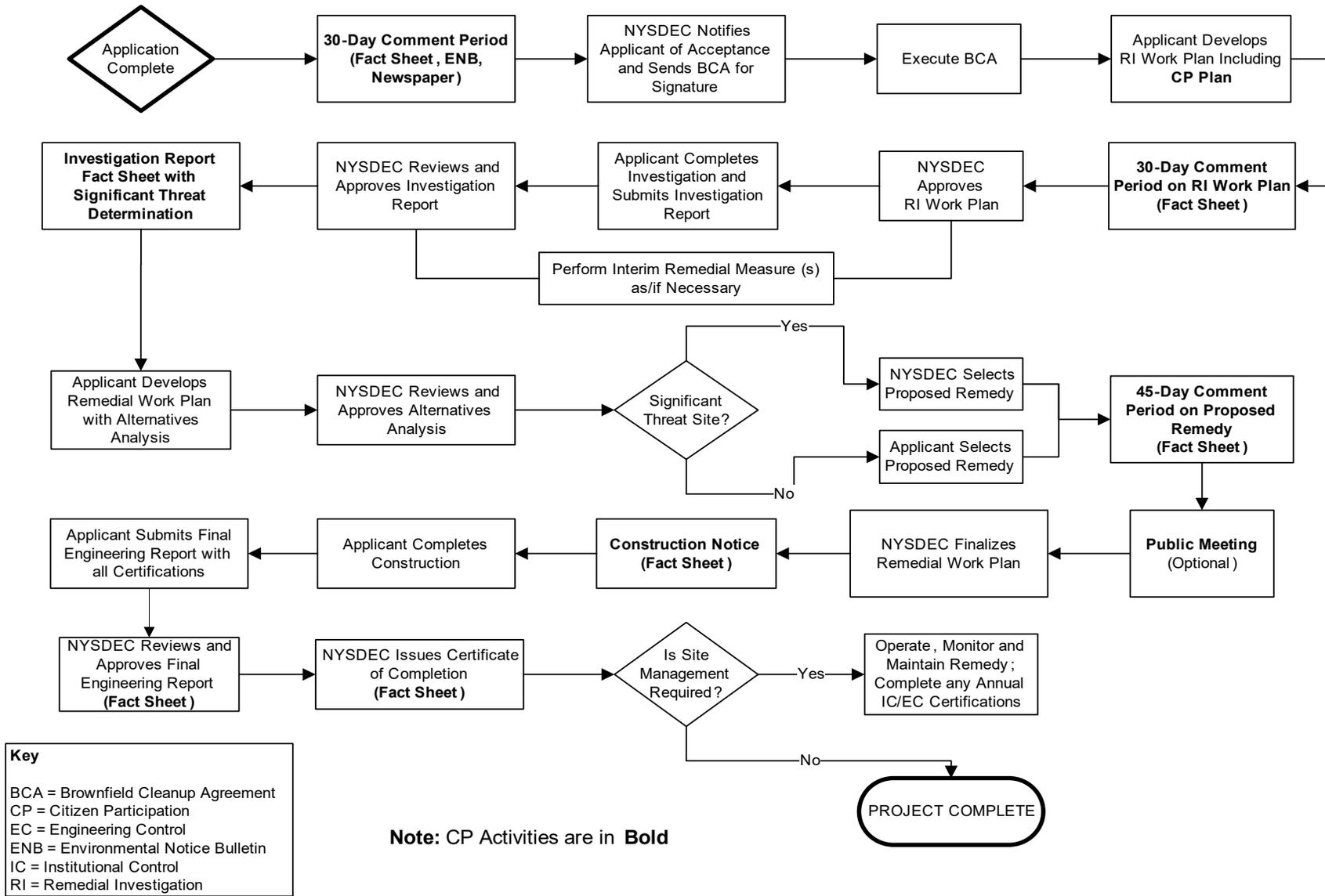
Appendix C - Site Location Map



Site (River North)

viewer

Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Site Name: River North

Site Number: C243045

Site Address and County: 178, 194 Richmond Terrace & 8 Stuyvesant Place, Staten Island, Richmond County, NY 10301

Remedial Party(ies): Richmond SI Owner LLC

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses, and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

Contamination at the Site includes volatile organic compounds (VOCs) which could pose soil vapor intrusion issues in on-Site and adjacent buildings. The Site is located within a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Based on neighborhood 2010 census data, there is a sizable Hispanic-American community near the Site. Therefore, all future fact sheets will be translated into Spanish. There may also be impacts with regards to noise, odor, and truck traffic.

How were these issues and/or information needs identified?

A Phase II ESA conducted in 2014, a due diligence investigation conducted in 2020, and a Phase II ESA conducted in 2021.

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

N/A

How were these information needs identified?

N/A

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

Possibly commercial and residential tenants of the surrounding properties.

How were these issues and/or information needs identified?

A Phase II ESA conducted in 2014, a due diligence investigation conducted in 2020, and a Phase II ESA conducted in 2021.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to

effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

Residential Agricultural Recreational Commercial Industrial

b. Residential type around site:

Urban Suburban Rural

c. Population density around site:

High Medium Low

d. Water supply of nearby residences:

Public Private Wells Mixed

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

Yes No

Provide details if appropriate:

N/A

f. Other environmental issues significantly impacted/impacting the affected community?

Yes No

Provide details if appropriate:

N/A

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

Yes No

h. Special considerations:

Language Age Transportation Other

Explain any marked categories in h:

All future fact sheets will be translated in Spanish.

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

Non-Adjacent Residents/Property Owners: See Site Contact List

Local Officials: See Site Contact List

Media: See Site Contact List

Business/Commercial Interests: See Site Contact List

Labor Group(s)/Employees: N/A

Indian Nation: N/A

Citizens/Community Group(s): N/A

Environmental Justice Group(s): N/A

Environmental Group(s): N/A

Civic Group(s): N/A

Recreational Group(s): N/A

Other(s): N/A

Prepared/Updated By: Ashley Platt

Date: 08/05/2021

Reviewed/Approved By: Thomas V. Panzone

Date: 10/12/21