



Department of  
Environmental  
Conservation

### Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C243046/>

#### New York Public Library – Stapleton Branch

132 Canal Street  
Staten Island, NY 10304  
(718) 727-0427  
[stapleton@nypl.org](mailto:stapleton@nypl.org)

#### Staten Island Community Board 1

1 Edgewater Plaza, Suite 217  
Staten Island, NY 10305  
(718) 981-6900  
[jcusack@cb.nyc.gov](mailto:jcusack@cb.nyc.gov)

### Who to Contact

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

#### Project-Related Questions

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[madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)

#### Project-Related Health Questions

Harolyn Hood  
NYSDOH  
Bureau of Env. Exposure Investigation  
Empire State Plaza, Corning Tower  
Room 1787  
Albany, NY 12237  
(518) 473-4780  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

# FACT SHEET

Brownfield Cleanup Program

197-201 Canal Street Site

197 – 201 Canal Street  
Staten Island, NY 10304

SITE No. C243046

NYSDEC REGION 2

December 2024

## NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 197-201 Canal Street site ("site") located at 197 – 201 Canal Street in Staten Island, NY, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by 197-201 Canal St. Realty LLC ("applicant") with oversight provided by the NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:  
<https://extapps.dec.ny.gov/data/DecDocs/C243046/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Completion of the Project:** The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of approximately 1,800 tons of contaminated soil and material that exceeded the applicable soil cleanup objectives;
- Collection and analysis of soil samples to document post-excavation conditions and confirm achievement of cleanup objectives across the site;
- Importation of approximately 830 tons of clean material to establish design grades;
- Installation of a site cover system consisting of the concrete building slab and a paved parking lot with a concrete walkway and driveway.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement (EE), including plans for: (1) Institutional and Engineering Controls; (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An EE was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

# BROWNFIELD CLEANUP PROGRAM

**Final Engineering Report Approved:** NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System

**Next Steps:** With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant(s) is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

**Site Description:** The site is located in the Stapleton Heights neighborhood of Staten Island. The site is about 0.29-acres, and is identified as Block 527, Lot 50 on the New York City Tax Map. The site is bound by vacant land to the northeast, Canal Street followed by a parking lot and two 2-story residential and commercial buildings to the southeast, a one-story commercial and office building to the southwest, and nine 2-story residential buildings to the northwest. The site was historically improved with three commercial buildings as early as 1885. Between 1885 and 1970, the site was used for various commercial and light industrial uses including a hotel and second hand furniture store, a millinery, a hand printing shop, a beer garden, a tin/metalworking shop, a bowling alley, a cigar store, a shoe company, a tire sales and services

shop), a tackle shop, a barber shop, and a food market. All on-site buildings were demolished by the in the 1980s when the site was used as a metal storage yard. By 1984 the site was completely vacant.

A Track 4 remedy was implemented at the site. Site redevelopment includes construction of a new 5-story slab-on-grade mixed-use commercial and residential building with parking. The site is within the Special Bay Street Corridor District; area plans include developing additional commercial and residential buildings.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C243046) at:  
<https://extapps.dec.ny.gov/cfm/extapps/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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

***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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>



# BROWNFIELD CLEANUP PROGRAM

## Site Location





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| <b>简体字<br/>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。   |
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