

Former Port Mobil Terminal Site (Operable Unit-1)



Department of
Environmental
Conservation

Resource Conservation and Recovery Act (RCRA)
Site No. 243016; EPA ID No. NYD000824516
Staten Island, Richmond County

May 2026

Cleanup Proposed for Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan that is being reviewed by the New York State Department of Environmental Conservation (DEC), in coordination with the US Environmental Protection Agency (USEPA) and in consultation with the New York State Department of Health (NYSDOH) to address contamination related to Former Port Mobil Terminal site ("site") located at 4101 Arthur Kill Rd, Staten Island, Richmond County. Please see the map for the site location.

How to Comment

DEC is accepting written comments about the proposed plan, called a "Draft Alternative Analysis (AA) / Remedial Action Work Plan (RAWP)," which includes a cleanup alternatives analysis (AA), for 30 days, from **May 20 through June 19, 2026**.

- Access the draft Remedial Investigation Report (RIR), RAWP with AA, and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/243016/>
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

The Former Port Mobil Terminal was a NYSDEC Major Oil Storage Facility (MOSF) and a RCRA facility that was decommissioned in November 2019. Under Orders on Consent with the DEC and the 2009 EPA RCRA 3008(h) Order on Consent, the Former Port Mobil Terminal site conducted Interim Remedial Measures 1 (IRM 1). The IRM work included 15 excavation areas, with off-site disposal of 24,776 tons of non-hazardous petroleum-impacted soil, and 654 tons of non-hazardous PFAS (per- and polyfluoroalkyl substances) -impacted soil exceeding protection of groundwater soil cleanup objective (PGWSCOs) and industrial use soil cleanup objectives (IUSCOs) within the vadose (unsaturated) zone. In addition, 46,650 pounds of activated carbon-based reagent was applied in select excavations to immobilize and treat residual light non-aqueous phase liquids (LNAPL) in soil and groundwater. Activated carbon reagents are used to trap the LNAPL in place, limiting its spread, and supporting the natural degradation of contaminants over time. The IRM 1 also included documentation sampling and backfilling with 31,518 tons of imported material. IRM 1 activities were completed in March 2025.

Remedial Investigation Report and Draft Remedial Work Plan with Alternatives Analysis

The proposed remedy plan for OU-1 consists of:

- In-Situ ("In-Place") solidification (ISS), which is a technology to solidify contamination underground, within LNAPL source areas to depth of up to 20 feet below grade surface (bgs);

- ISS and Ex-Situ ("out of place" i.e. above ground) treatment of soils below the ground surface and above the groundwater table exceeding the IUSCOs for future placement under a composite cover system;
- Installation of a permeable reactive barrier (PRB) composed of activated carbon to protect the Arthur Kill from future impacts from contaminated groundwaters;
- Excavation, characterization and reuse of soils meeting commercial use soil clean up objectives to support the site cover remedy;
- Off-site disposal of soils above commercial re-use standards;
- Installation of an active Sub-Slab Depressurization System (SSDS) and vapor barrier within the proposed future buildings;
- Installation of a composite cover system including reuse of berm soils meeting a commercial use standard;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Preparation of a Final Engineering Report (FER) to document the implemented remedial actions;
- Implementation of a Site Management Plan (SMP) for long-term maintenance and monitoring of the remedial systems and the management of remaining contamination; and
- Recording of an Environmental Easement to ensure long-term use of the site is protective of public health and the environment

Next Steps

NYSDEC, in coordination with USEPA and NYSDOH, will consider public comments, revise the plan as necessary, and approve the AA/RAWP. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

A separable AA/RAWP is in progress for the freshwater and tidal wetland areas (OU-2).

Site Description

The Site consists of an approximately 240-acre waterfront facility located at 4101 Arthur Kill Road in Staten Island, New York (Block 7427, Lot 1 and Block 7207, Lot 60). The Site is separated into two operable units (OUs): OU-1 and OU-2. OU-1 consists of the industrial use areas, including the former tank farm, and OU-2 consists of the freshwater wetland and tidal flat areas of the Site. The Site is currently owned by NP Staten Island Industrial, LLC and was formerly a petroleum bulk storage terminal. The facility operated as a MOSF from 1934 to November 2019 at which time the existing aboveground storage tanks (ASTs) and pipe systems were closed in accordance with the MOSF permit and Fire Department of the City of New York (FDNY) requirements. During the years of operation, the storage capacity at the facility was 125 million gallons with an annual throughput of approximately 1.4 billion gallons. The facility previously stored and transferred gasoline, No. 6 fuel oil, and distillate fuels, such as No. 4 fuel oil, No. 2 fuel oil, marine lubricating oils, and kerosene. In addition, there was an aboveground piping network to transfer petroleum products throughout the operational areas, and there was piping throughout the Site for the distribution of firefighting foam.

The proposed development at the site includes construction of a hybrid warehouse facility, new infrastructure for stormwater management and an open industrial area in the eastern portion of the site.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, 243016) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The Remedial Investigation Report (RIR) was finalized in February 2026. The primary contaminants of concern (COC) at the site are benzene, ethylbenzene, toluene, xylenes (BTEX), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, naphthalene, methyl tert-butyl ether present in soil and groundwater wide. Isolated areas also contained perfluorooctanoic acid (PFOA) and perfluorooctane sulfonic acid (PFOS) in soil and groundwater.

Stay Informed with DEC Delivers

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.

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>

CONTACT INFORMATION

Project-Related Questions

Rafi Alam
Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233
p: (518) 402-8606
rafi.alam@dec.ny.gov

Project-Related Health Questions

Stephen Lawrence
Project Manager
NYSDOH, Bureau of Environmental Exposure Investigation Empire
State Plaza
Corning Tower, Room 1787
Albany, NY 12237
p: (518) 402-0450
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/243016/>

Office of Borough President Vito Fossella

Staten Island Borough Hall
10 Richmond Terrace
Staten Island, New York 10301

Email: vfossella@statenilandusa.com
Telephone: 718-816-2000

Staten Island Community Board 3

1243 Woodrow Road, 2nd Floor,
Staten Island, New York 10309

Email: sicb3@cb.nyc.gov
Telephone: 718-356-7900

Charleston Branch of the New York Public Library,

<https://www.nypl.org/locations/charleston>

225 Bricktown Way,
Staten Island, NY 10309
929-284-36

Site Location

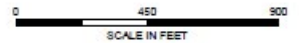


LEGEND

-----	CONTAINMENT BERM	■	OU-2 AREA
□	STRUCTURES	■	OU-2 TIDAL FLAT AREA
■	SURFACE IMPOUNDMENT	■	PROJECT SITE BOUNDARY
■	OU-2 WETLAND AREA	---	STREETSEGMENT - DO NOT DIRECTLY EDIT

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ALL AREAS WITHIN THE SITE BOUNDARY, EXCLUDING THE OU-2 WETLANDS WITH ASSOCIATED BUFFERS, THE TIDAL FLAT AREAS, AND TIDAL ADJACENT AREAS, ARE CONSIDERED PART OF OU-1.
3. WETLAND BOUNDARY INCLUDES THE 100-FT WETLAND BUFFER AND TIDAL FLAT AREA BOUNDARY INCLUDES THE 150-FT TIDAL BUFFER.
4. # - TANK NUMBERS REPRESENT FORMER TANK LOCATIONS.
5. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 4, 2025





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

English	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
Русский Russian	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
אידיש Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערזעצן.
বাঙালি Bengali	এই নিখিট আপনার পছে ভাষায় অনুবাদ করার অনুরোধ করতে, অনুকের नीचे टिप्पणी করা বস্টি সাথে যোগাযোগ করন। অনুবাদের জন্য কোন অর্থ লাগেব না।
한국어 Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
العربية Arabic	اطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجاناً ودون تكلفة.
Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
Français French	Veillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔