



FACT SHEET

Brownfield Cleanup Program

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Site Name: Former CJ's Service Center Property
DEC Site #: C243041
Address: 5801 Amboy Road
Staten Island, NY 10309

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report and the Remedial Work Plan (RWP) for the Former CJ's Service Center Property ("site") submitted by Shore to Shore Foster LLC ("applicant") located at 5801 Amboy Road, Staten Island, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the site.

The cleanup activities will be performed and funded by Shore to Shore Foster LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C243041>

Highlights of the Remedial Investigation Report

The Remedial Investigation (RI) was initiated in September of 2015. As a part of the RI an interim remedial measure (IRM) was performed. As a part of the IRM the pump island, dispensers, Underground Storage Tanks (USTs) and associated product piping between the former tank field and the pump island were removed. Contaminated soil was excavated and removed off-site to the extent feasible. An IRM is an action that can be conducted at a site relatively quickly to reduce the risk to people's health and the environment from a well-defined hazardous waste problem.

During RI, a total of 16 soil borings were advanced, 4 shallow soil samples were collected and 18 post-excavation soil samples were collected to characterize soil at the site. To characterize on-site groundwater flow and quality conditions, 18 groundwater monitoring wells, both existing and newly installed wells, were sampled during the RI. Eight soil vapor samples were also collected to evaluate soil vapor conditions at the site.

The results of the RI and the IRM confirmed that the primary Area of Concern (AOC) at the site was the pump island and the associated product piping. The primary contaminants of concern at the site are petroleum-related Volatile Organic Compounds (VOCs) in soil, groundwater, and soil vapor. An AOC is any existing or former location at a site where contaminants are known or suspected to have been discharged which is considered a source area. Limited free product was observed in three monitoring wells in the petroleum source AOC intermittently during the RI.

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **May 12, 2016** through **June 26, 2016**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- Containment of residual groundwater contamination will be required to prevent it from migrating off-site. This will be accomplished by the installation of a sheet pile containment wall that will isolate/contain the residual groundwater contamination remaining after the soil removal IRM. The sheet piles will be installed to a depth of approximately 25 feet below current grade unless refusal is encountered above that depth. The top of the sheet piling will be installed to approximately one foot below proposed final grade.
- A site cover will be required to allow for commercial use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable Soil Cleanup Objectives (SCOs).
- Any on-site buildings will be required to have a sub-slab depressurization system, or a similar engineered system, to mitigate the migration of vapors into the building from contaminated soil and/or contaminated groundwater.
- Imposition of an institutional control in the form of an environmental easement for the controlled property which will require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls; allow the use and development of the controlled property for commercial use; restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and require compliance with the Department approved Site Management Plan.
- A Site Management Plan is required, which includes the following an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the institutional and/or engineering controls remain in place and effective:
- Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, monitoring of groundwater and soil vapor to assess the performance and effectiveness of the remedy (containment).

The IRM soils removal, along with the proposed remedy summarized above, was chosen based on the findings of the RI along with an evaluation of other remedial options. Based on the RI the subsurface soil is found to be

comprised primarily of glacial till and consists of silt, clay, poorly sorted fine sand, gravel, cobbles, and boulders in a clay and silt matrix which is not favorable for other common remedial technologies like Air Sparge/Soil Vapor

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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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

Extraction (AS/SVE) or any kind of in-situ ("in-place") treatment using chemical injections. A SVE system is an **in-situ** remediation technique that applies a vacuum to a series of wells ("vapor extraction wells") and induces air flow through contaminated soil.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) 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.

Background

Location: The site is located in Staten Island, NY. The site is situated on the north side of Amboy Road, between Foster Avenue to the east and Odell Place to the West. The site is comprised of two contiguous lots.

Site Features: The site is currently vacant. An IRM was conducted in the fall of 2015. The main site features included paved parking areas, one single-story commercial building, a pump island with two dispensers and two vehicle vacuum units near the southern boundary of the site. Also, an 8 foot by 20-foot storage container was situated adjacent to the northern wall of the on-site building and two trailer bodies adjacent to the western wall of the building. All on-site features were demolished and removed from the site during the IRM.

Current Zoning and Land Use: The site is currently vacant and is zoned for R3X residential and Special South Richmond Development District (SRD). The site had operated as a retail gasoline and service station since prior to 1937.

The area is a mix of residential and commercial properties. The site is bordered to the east by Foster Road and to the west by a Freshwater Wetland (AR-37- Scudder- Amboy). To the north there is a single residence and further north is a portion of New York City Department of Environmental Protection (NYCDEP) owned land that is part of the Freshwater Wetland mentioned above; to the south is Amboy Road.

Past Use of the Site: The site was operated as a retail gasoline and service station since prior to 1937. The business was shut down on August 2014. The gasoline station had a pump island and two dispensers and the service station had two service bays.

Two sub-surface investigations were conducted at the site in November 2006 and February 2007 which included the collection of soil and groundwater samples. The test results indicated that several VOC's and Semi-Volatile Organic Compounds (SVOC's) concentrations were detected above the NYSDEC's cleanup objectives.

Site Geology and Hydrogeology: The top 8 to 10 feet of site soil consists of historic fill and re-worked native material. The underlying soil is comprised primarily of glacial till and consists of silt, clay, poorly sorted fine sand, gravel, cobbles, and boulders in a clay and silt matrix. Bedrock was not encountered at the site which is expected to be 200 to 300 feet below ground surface. Groundwater depth at the site is approximately 6.5 to 10.5 feet below the ground surface and flows to the south- southeast. Groundwater beneath the site is not expected to be tidally influenced due to the site geology and distance from the shoreline.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C243041>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

New York Public Library - Huguenot Park Branch
Attn: Steven Horvath
830 Huguenot Avenue
Staten Island, NY 10312
Phone: 718 984 4636

Staten Island Community Board #3
Attn: Charlene Wagner
1243 Woodrow Road, 2nd Floor
Staten Island, NY 10309
Phone: 718 356 7900

Who to Contact

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

Project-Related Questions

Sadique Ahmed
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9656
Email: sadique.ahmed@dec.ny.gov

Site-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 7860
Email: BEEI@health.ny.gov

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

Former CJ's Service Center Property – Site Location Map

