

(Fact Sheet Begins Next)

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

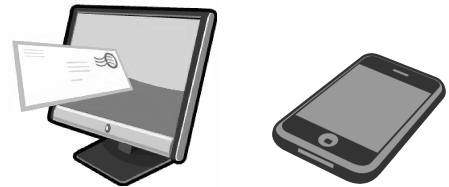
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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

# FACT SHEET

Brownfield Cleanup Program

Bay and Wave Street  
475 Bay Street and  
31 Wave Street  
Staten Island, NY 10304

June 2021

SITE No. C243044  
NYSDEC REGION 2

## Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C243044/>

and at these location(s):

(\*Repositories may have limited availability due to  
COVID-19 precautions. If you cannot access the online  
repository, please contact the NYSDEC project  
manager listed below for assistance)

### New York Public Library Stapleton Branch

132 Canal Street  
Staten Island, NY 10304  
(718) 727-0427

### Staten Island Community Board 1

1 Edgewater Plaza, Suite 217  
Staten Island, NY 10305  
(718) 981-6900

Key project documents and project  
summary also are available on the  
NYSDEC website at:

[www.dec.ny.gov/chemical/37550.html](http://www.dec.ny.gov/chemical/37550.html)

## Who to Contact

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

### Project-Related Questions

Meghan Medwid, Project Manager  
NYSDEC  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233  
(518) 402-8610  
[meghan.medwid@dec.ny.gov](mailto:meghan.medwid@dec.ny.gov)

### Project-Related Health Questions

Steven Berninger  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-0443  
[beci@health.ny.gov](mailto:beci@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)

## Interim Remedial Measure Proposed Public Comment Period

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at the Bay and Wave Street site ("site") located at 475 Bay Street and 31 Wave Street Staten Island, New York. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in July 2021 and last about 3 months. The activities will be performed by BFC 475 Residential LLC ("applicant") with oversight provided by NYSDEC.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 30 days, from **June 16** through **July 16, 2021**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
- <https://www.dec.ny.gov/data/DecDocs/C243044/>.
- 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 Interim Remedial Measure (IRM) Work Plan:** An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes proposed cleanup activities that include:

- Installation of excavation support to facilitate remediation;
- Excavation and off-site disposal of soil metal "hot spots";
- Dewatering with water treatment to facilitate excavation; and
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities.

# BROWNFIELD CLEANUP PROGRAM

**Site Description:** The site is located in the Stapleton Heights neighborhood of Staten Island. The site is 1.53-acres and covers four lots (Block 488, Lots 9, 157, 162, and 164). The site is vacant; most of the site is covered with asphalt and gravel, along with a vacant one-story slab-on-grade building. The site is bounded to the north by a two-story commercial building and a one-story industrial building, to the east by a New York City Transit (NYCT) elevated Staten Island Rail structure, to the south by Wave Street followed by a two-story commercial building, and to the west by Bay Street followed by commercial buildings. The site was historically used for industrial and commercial purposes; the site is currently zoned for residential and commercial use. The site is to be redeveloped as an apartment building and community building. 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, C243044) 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 (CVOCs), semi-volatile organic compounds (SVOCs), and metals which are present site-wide in soil.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the NYSDOH. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

**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

