



Department of  
Environmental  
Conservation

## 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  
State Island, NY 10304  
(718) 727-0427

**Staten Island Community Board 1**  
1 Edgewater Plaza, Suite 217  
Staten Island, NY 10305  
(718) 981-6900  
sicb1@si.rr.com

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)

# FACT SHEET

## Brownfield Cleanup Program

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

August 2021

**SITE No. C243044**  
NYSDEC REGION 2

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Bay and Wave Streets site ("site") located at 475 Bay Street and 31 Wave Street, Staten Island, NY. Please see the map for the site location.

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 to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the lack of off-site migration of contaminants in the groundwater; and the absence of potential for human exposure to site-related contaminants via soil vapors. To address the site contamination however, NYSDEC has developed the proposed remedy summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **August 25 through October 10, 2021.**

- Access the RAWP 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 Remedial Work Plan:** The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of approximately 9,300 cubic yards of contaminated soil between 2 and 15 feet below grade;
- Removal and off-site disposal of any underground storage tanks (USTs), fill ports and vents and any associated grossly contaminated soil, if encountered;
- Installation and operation of a dewatering system, including treatment as required;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;

- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt, or concrete) to address
- contamination remaining above restricted residential/ use soil cleanup objectives;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Implementation of a Community Air Monitoring Program (CAMP) during all intrusive site activities;
- Implementation of a Health and Safety Program (HASP) during all site activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by BFC 475 Residential LLC (“applicant(s)”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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.

**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 metals and semi-volatile organic compounds (SVOCs); both are present site-wide in soil.

**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](http://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

