



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

River North

178, 194 Richmond Terrace  
And 8 Stuyvesant Place  
Staten Island, NY 10301

## Where to Find Information:

Access project documents through the  
DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C243045/>  
and at these location(s):

### Great Kills Library

56 Giffords Lane  
Staten Island, NY 10308  
(718) 984-6670  
greatkills@nypl.org

### Staten Island Community Board 1

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

## Who to Contact:

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

### Project-Related Questions

Charles Post, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12207  
(518) 402-7016  
[charles.post@dec.ny.gov](mailto:charles.post@dec.ny.gov)

### Project-Related Health Questions

Daniel Tucholski  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza  
Corning Tower, Room 1787  
(518) 402-7857  
[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)

February 2023

SITE No. C243045

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 River North site ("site") located at 178, 194 Richmond Terrace and 8 Stuyvesant Place, Staten Island, Richmond County, New York. 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) will determine whether the site poses a significant threat to public health or the environment. This decision shall be based on the nature of the existing contaminants identified at the site and the potential for human exposure to site-related contaminants via soil vapors. To address this potential threat, 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 **February 1 through March 18, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C243045/>.
- 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 Unrestricted Use remedy consists of:

- Design and construction of a support-of-excavation (SOE) system to facilitate the Conditional Track 1 remediation, including construction of a retaining wall along the western property boundary to support the neighboring structures.
- Excavation and off-site disposal of approximately 33,000 cubic yards of contaminated soil. Excavation in the northern portion of the site will extend up to 10 feet below the ground surface, or to bedrock, whichever is encountered first. Excavation in the western and southwestern portion of the site will extend to approximately six feet below the ground surface, or to bedrock. Excavation across the remainder of the site will extend to 20 feet below the ground surface, or to bedrock.

- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems that may be required.
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Richmond SI Owner LLC (“applicant”) 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 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 2.05-acre site consists of three parcels and is bounded by Richmond Terrace and residential buildings to the north, Hamilton Avenue to the south, Richmond Terrace and Stuyvesant Avenue to the east, and residential buildings and vacant land to the west. It is currently undeveloped with heavy vegetation. Upon the completion of the cleanup, the site redevelopment plan includes three new, mixed-use multi-story buildings with full cellars and affordable housing.

The RAWP is anticipated to result in a Conditional Track 1 cleanup of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C243045) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern in the site soil are include acetone which is a volatile organic compound (VOC), semi-volatile organic compounds (SVOCs) including several polycyclic aromatic hydrocarbons (PAHs), and several metals which are all present at low concentrations in the soil site-wide. Soil vapor contaminants of concern include the VOCs acetone, benzene, toluene, ethylbenzene and xylenes (BTEX), and tetrachloroethene (PCE) which is a chlorinated SVOC (CSVOC).

**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 DEC 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)

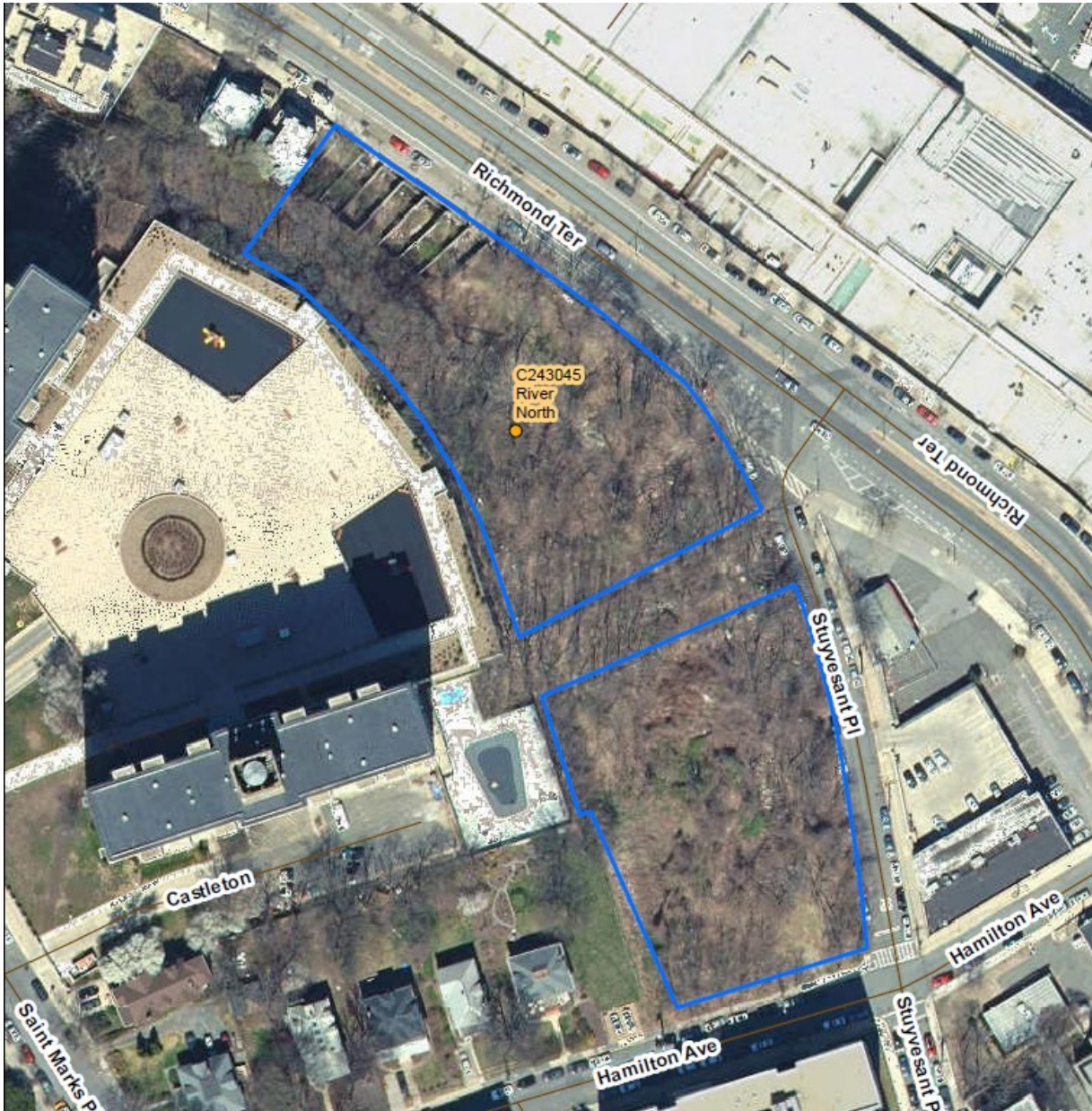
Note: Please disregard if you already have signed up and received this fact sheet electronically.

#### **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





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 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。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
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<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Charles Post, (518) 402-9793, [charles.post@dec.ny.gov](mailto:charles.post@dec.ny.gov)