



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

197 - 201 Canal Street
Staten Island, NY 10304

SITE No. C243046

NYSDEC REGION 2

November 2022

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C243046/>

and at these location(s):

Staten Island Public Library – Stapleton Branch

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

Madeleine Babick, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Project-Related Health Questions

Harolyn Hood
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518)-473-4780
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

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 197 - 201 Canal Street site ("site") located at 197 - 201 Canal 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 potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **November 3, 2022 through December 18, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C243046/>
- 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 Action Work Plan: The proposed Restricted Residential use remedy consists of:

- Excavation and off-site disposal of approximately 940 cubic yards of contaminated soil between 2 and 6 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;
- Collection and analyses of end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Installation of a site cover system, consisting of a concrete building foundation and paved parking lot, to prevent contact with remaining contaminated soil;
- Implementation of a Community Air Monitoring Plan (CAMP) during all intrusive site activities;

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Health and Safety Plan (HASP) during all site activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the engineering controls; and
- Recording of an Environmental Easement (EE) to ensure proper use of the site.

The proposed remedy was developed by 197-201 Canal St. Realty LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report (RIR)”, 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 site is located in the Stapleton Heights neighborhood of Staten Island. The site is about 0.29-acres, identified as Block 527, Lot 50 on the Richmond County Tax Map. The site is bound by vacant land to the northeast, Canal Street followed by a parking lot and two 2-story residential and commercial buildings to the southeast, a one-story commercial and office building to the southwest, and nine two-story residential buildings to the northwest. The site is currently vacant, but was historically used for various commercial and light industrial uses including a hotel and second hand furniture store (1885), millinery (1885), hand printing shop and beer garden (1898), tin/metalworking shop (1917), bowling alley (1917 to 1950), cigar store (1928 to 1934), shoe company (1930), tire sales and services shop (1937), tackle shop (1960), barber shop (1965), food market (1965 to 1970) and metal storage (1981 to 1983).

The planned redevelopment includes a multi-story mixed-use commercial and affordable residential building with parking.

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, C243046) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are semi volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and pesticides in contaminated fill/soil, and SVOCs, PCBs, and metals in groundwater.

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>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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





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Contact: Madeleine Babick, (718) 482-4992, madeleine.babick@dec.ny.gov