



**Record of Decision
Announced and
Construction Work
to Resume at the
Operable Unit 1
portion of the Site**

The ROD and other site related documents are available at the following document repositories:

Community Board 1
One Edgewater Plaza
Room 311
Staten Island, NY 10305
Phone #: (718) 981-6900
Hours of Operations: By
appointment

Borough Hall
Staten Island, New York
10301
Phone #: (718) 816-2057
Hours of Operation:
9 am - 4 pm
Contact: Mr. Nicholas
Dmytryszyn, P.E.

January 2007

FACT SHEET

Former Clifton MGP Site
Site No: 2-43-023
Staten Island
Richmond County, NY

State Finalizes the Record of Decision (ROD) For Operable Unit 2 of the former Clifton MGP Site and instructs KeySpan to resume construction work at Operable Unit 1

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH), are pleased to announce the selection of a remedy for the former Clifton MGP Site, Operable Unit 2 (OU- 2). Operable Unit 2 of the site is located at 25 Willow Avenue, on Staten Island where the main gas manufacturing facility was located. The selected remedy includes:

- Σ Demolition of the existing on-site building to allow for the excavation of the contamination located beneath the building;
- Σ Removal of former MGP-related structures including their foundations which contain coal tar;
- Σ Excavation of approximately 38,300 cubic yards of grossly contaminated soils, down to an approximate depth of ten (10) feet below ground surface (bgs);
- Σ Backfill of the excavated areas with clean fill from an off-site location. Visually clean material from on-site building demolition may be used to backfill the lower portion of the excavated areas. The top two (2) feet will consist of clean soil capable of supporting vegetation;
- Σ Installation of vertical cutoff walls in the subsurface to prevent off-site migration of coal tar from the site;
- Σ Installation of recovery wells to allow for collection, treatment and disposal of coal tar that remain at depth in the subsurface after the excavation work is complete; and
- Σ A site management plan and environmental easement.

Construction Work To Resume at Operable Unit 1

The March 2004 ROD issued by the NYSDEC to address contamination at the OU-1 portion of the site includes the installation of sheet piling for the upper portion of a vertical subsurface barrier at the perimeter of the former gas holder pad to a depth of approximately 130 feet below ground surface (bgs). This subsurface barrier will be composed of an upper barrier consisting of Waterloo Barrier⁷ steel sheet piling and then a lower barrier composed of a jet grout column wall to a combined depth of approximately 130 feet bgs. The sheet piling is being installed within about one foot from the fence/property line of the adjacent residences.

Construction work at the OU-1 was suspended in February 2006 due to adjacent residents' complaints of noise and vibration resulting from the sheet pile installation. KeySpan developed a *Noise and Vibration Mitigation Plan* dated April 26, 2006. The plan, under the direction of the NYSDEC was revised on December 4, 2006. The plan examined and selected several mitigation efforts to address the noise and vibration from the sheet piling installation. A copy of the mitigation plan is available at the document repositories identified on the side bar of page 1.

The NYSDEC has instructed KeySpan to proceed with the installation of the sheet piling and comply with the Operable Unit 1 ROD.

An electronic version of the Noise Abatement Plan and the ROD have been posted on the NYSDEC web site at <http://www.dec.state.ny.us/website/der/projects/#reg2/>

For More Information: Please call or write the following staff:

Project-related questions:

Mr. Amen M. Omorogbe, P.E.
NYSDEC, Div. Of Environmental Remediation
625 Broadway, Albany, NY 12233-7014
(518) 402-9564

Health-Related Concerns:

Ms. Stephanie Selmer
NYSDOH, BEEI
Flanigan Square
547 River Street, Room 300
Troy, New York 12180-2216
1 (800) 458-1158 Ext. 27860

Site History

The MGP was operated from 1856 until 1957 by a series of companies which were eventually consolidated into Keyspan Corporation. Gas was manufactured by heating coal and petroleum products, in a process which produced large quantities of a liquid waste commonly known as coal tar. This tar (a dark colored, oily liquid with a strong, objectionable odor) is the principal environmental contaminant present at the site, and is widespread in the soils beneath Operable Units 1 and 2. Tar contamination at OU-1 is found at approximately 40 feet below grade and near the surface at the OU-2 portion of the site.

OU-2 was the portion of the site that contained the main gas manufacturing facility. OU-2 is roughly 3.5 acres in area, and is bounded to the northeast by Bay Street, to the south by Willow Avenue, and to the northwest by a wooded embankment and rapid transit line. The OU-2 parcel is currently owned by the Keyspan Corporation and is zoned for manufacturing. The surrounding area contains a combination of urban residential, industrial, and commercial land uses.

Costs and Funding for the Proposed Remedy

The estimated construction cost for the ongoing OU1 remedy is \$12 million. The estimated cost for the OU2 remedy is \$26.4 million. KeySpan Corporation will fund both projects.