NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report

DATE: 5/22/2013

Site Code: 130005 **Site Name:** Liberty Industrial Finishing (4 J's Co.)
City: Farmingdale **Town:** Oyster Bay
Region: 1 **County:** Nassau
Current Classification: 02 **Proposed Classification:** 04
Estimated Size (acres): 30.00 **Disposal Area:** Lagoon
Significant Threat: Previously **Site Type:** EPA Lead
Priority ranking Score: 650 **Project Manager:** Heather L. Bishop

Summary of Approvals

Originator/Supervisor: John Swartwout	**03/13/2013**
RHWRE: Walter Parish:	**03/26/2013**
BEEI of NYSDOH:	**04/30/2013**
CO Bureau Director: James Harrington, Director, Remedial Bureau A:	**04/18/2013**
Assistant Division Director: Michael J. Ryan, P.E.:	**05/13/2013**

Basis for Classification Change

All soil remediation has been completed according to the ROD specified requirements. Groundwater remediation is ongoing according to the ROD specified goal of restoring the aquifer to State and Federal MCLs (e.g., 5 ug/L for cadmium, 50 ug/L for Chromium, and 5 ug/L for TCE, cis-1,2-DCE, and PCE). USEPA will evaluate any need for expansion of the groundwater treatment network to meet these MCLs.
Remedial actions and related engineering/institutional controls implemented on and off the site have reduced, and continue to reduce, the potential for SVI. Specifically, the 2011 Site Management Plan (SMP) provides for a SVI evaluation of any enclosed building or structure constructed in the future on the Town of Oyster Bay's portion of the site (the Western and Central parcels of the original LIF site). The SMP also states actions will be taken to evaluate, install and maintain any mitigative measures needed to address SVI from site-related contamination.

Site Description - Last Review: 04/09/2012

Location:
Liberty Industrial Finishing operated at 55 Motor Avenue between 1948 and 1977. The Site is located approximately one mile south of Bethpage State Park in Farmingdale, Town of Oyster Bay, Nassau County, New York.

Site Features:

DATE: 5/22/2013

Site Code: 130005 **Site Name:** Liberty Industrial Finishing (4 J's Co.)

The Site is the former location of an aircraft parts manufacturing and metal-finishing facility that began its operation in the early 1930's. From 1940 to 1944, the federal government and private corporate interests utilized the Site to develop and maintain production of materials needed for World War II. The Site includes a 30-acre property located at 55 Motor Avenue. The property is bordered by the Long Island Railroad to the north, Motor Avenue to the south, Main Street to the east and a small town park, Ellsworth Allen Park, to the west. The surrounding area is primarily residential with several commercial establishments on the major roads.

Current Zoning/Uses:
The Site can be divided into a western portion (Tax Lot 327 which is generally unpaved and limited activity) and an eastern portion (Tax Lots 331 and 332), each about 15 acres in size. Site operations in the western portion have ceased. The Plume A groundwater treatment system is located on the western portion. Tax Lot 332, 7 ½-acres in size, of the eastern portion of the Site has been redeveloped and is paved over with a large-scale grocery/retail store and adjacent parking lot which was completed in May 2010. Now that the soils and subsurface features cleanup selected in the 2002 ROD have been completed, the Town will construct recreational facilities and establish the new community park on the western portion. The Town notified EPA that it would acquire the western 7.5-acre portion (Central Sub-Parcel) of the Eastern Parcel (which is adjacent to the Western Parcel), for further expansion of the Ellsworth Allen Park. Later EPA issued and Explanation of Significant Differences in 2012 to change the land use restriction from commercial/industrial to recreational for the Central Sub-Parcel allowing expansion of the Town park area.

Historical Uses:
From 1940 to 1944, the federal government and private corporate interests utilized the Site to develop and maintain production of materials needed for World War II. From 1944 through 1957, aircraft-related manufacturing activities predominated at the Site. Starting about 1957 through the 1980's, the facility operated as an industrial park and was used for various operations, including metal plating and finishing and fiberglass product manufacturing. Since the 1980's, the Site has been used for light manufacturing and warehousing.

Site Geology and Hydrogeology:
The on-site soil consists of mostly sand. The depth of groundwater is about 20 feet below ground surface. The groundwater flow direction is predominantly to the south. A confining layer is encountered at a depth of around 90 feet below ground surface at some locations on-site.

Contaminants of Concern (Including Materials Disposed)	**Quantity Disposed**
OU 01	
CADMIUM	0.00
TETRACHLOROETHYLENE. DIELDRIN.	0.00
PLATING AND PAINTING WASTES	0.00
CHROMIUM	0.00

Analytical Data Available for : Groundwater, Surface Water, Soil, Sediment, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Groundwater, Soil, Sediment

DATE: 5/22/2013

Site Code: 130005 **Site Name:** Liberty Industrial Finishing (4 J's Co.)

Site Environmental Assessment- Last Review: 04/09/2012

Groundwater and soil have been contaminated with heavy metals and volatile organic compounds. Groundwater discharge to Massapequa Creek has been documented, and a plume of contamination is moving south of this site. Soil and sediment remediation is complete. Groundwater remediation is ongoing. All soil and sediment remediation has been completed according to the ROD specified requirements. Monitoring will continue for Pond 2 sediments to determine if additional excavation is needed. Groundwater remediation is ongoing according to the ROD specified goal of restoring the aquifer to State and Federal MCLs (e.g., 5 ug/L for cadmium, 50 ug/L for Chromium, and 5 ug/L for TCE, cis-1,2-DCE, and PCE) USEPA will evaluate any need for expansion of the groundwater treatment network to meet these MCLs.

Site Health Assessment - Last Update: 04/02/2013

People are not drinking contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Since residual contamination is found at depth, it is not expected that people will come into contact with contaminated soils or groundwater. People may come in contact with contaminants present in the Pond 2 sediments while entering or existing the pond during recreational activities. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. A passive sub-slab depressurization system (system that ventilates/removes the air beneath the building) has been installed in the building on the eastern portion of the site to prevent the indoor air quality from being affected. Because the central and western portion of the site is vacant, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a concern in this portion of the site in its current condition. However, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy. Environmental sampling indicates soil vapor intrusion is not a concern for off-site buildings.

	Start		End	
OU 00				
Site Management	9/30/10	ACT	2/1/42	PLN
OU 01				
Reclass Pkg.	12/24/12	ACT	5/31/13	PLN
Remedial Action	3/27/07	ACT	2/1/12	ACT
Remedial Design	9/30/03	ACT	9/1/06	ACT
Remedial Design	9/30/03	ACT	9/24/08	ACT
Remedial Investigation	4/1/85	ACT	3/28/02	ACT
Remedial Investigation Amendment	3/23/12	ACT	9/26/12	ACT
VI Evaluation	9/29/06	ACT	4/5/12	ACT
OU 01A				
Remedial Action	8/1/87	ACT	6/1/88	ACT
Remedial Design	6/1/87	ACT	7/1/87	ACT
OU 01B				
Remedial Action	12/1/99	ACT	10/25/00	ACT
Remedial Design	2/1/98	ACT	11/30/99	ACT

Remedy Description and Cost

Remedy Description for Operable Unit 01

The remedy specified in the 2002 ROD required excavation and off Site disposal of 73,100 cubic yards of contaminated soils, removal of contaminated aqueous and/or solid materials from underground storage tanks and subsurface features, construction and operation of a conventional pump-and-treat system to address on-Site and off-Site groundwater contamination (designated as Plume A which is attributed to the Site), and excavation and off-Site disposal of 2,600 cubic yards of contaminated pond sediments at the Massapequa Preserve. The comprehensive remedial action also called for an on-property conventional pump-and-treat system to address VOC-contaminated groundwater underlying the Site property, designated as Plume B, which originates to the north of the Site at Farmingdale Plaza Cleaners (ID # 130107)and migrates in a southerly direction before commingling with a portion of Plume A. All components of the remedial action specified in the 2002 ROD have been implemented except for the installation of this on-property Plume B extraction and treatment system which has not been constructed because the NYSDEC has taken over the investigation and remediation of Plume B and Plume B contaminant levels under the Liberty property have dropped. EPA will now limit their on-property Plume B remedial activities to groundwater monitoring. The 2002 ROD also calls for an off-property pump and treat system for the treatment of the downgradient plume A (Liberty VOC plume). The downgradient pump and treat system has been installed and has been running for more than 2 years. EPA is also reviewing new sampling data to determine if the downgradient groundwater treatment system needs to be expanded to increase the size of the capture zone.

Prior to the Town's announced plans for the additional parkland, EPA had assumed, for purposes of remedy selection, that the Site would continue to be used for commercial or industrial purposes. The newly planned parkland use for the western parcel, and other considerations including widespread support by community members and their elected representatives, caused EPA to re-evaluate the soils remedy. EPA's implemented soil remedy included an expanded soil excavation for the western portion of the Liberty site. EPA has issued an ESD, as part of a Proposed Plan, to announce the land use restriction change from commercial/industrial to recreational use for this part of the site.

EPA has also issued a ROD Amendment to modify the Plume B component of the 2002 ROD for the Liberty Industrial Finishing site. Plume B is now being addressed under the Farmingdale Plaza Cleaners site(ID # 130107). These documents were finalized September 2012.

Total Cost $2,600,000

Remedy Description for Operable Unit 01A

Total excavation and off Site disposal of 73,100 cubic yards of contaminated soils. IRM removal of contaminated aqueous and/or solid materials from underground storage tanks and subsurface features. Additional total excavation and off-Site disposal of 4,200 cubic yards of contaminated pond sediments at the Massapequa Preserve.

Total Cost

Remedy Description for Operable Unit 01B

After design and testing, in January 2001 the PRPs constructed separate treatment systems to address both the organic and inorganic contamination in the groundwater. However, various operational problems initially prevented the interim groundwater treatment system from continuous operation and effective treatment of groundwater contamination. As a result, in January 2002, EPA directed the PRPs to begin the process of converting the on-property system for Plume A into a conventional pump and treat system. Since the conversion in June 2004, the existing on-property groundwater remediation system has been operating at its full design capacity in effectively treating both organic and inorganic contamination.

Total Cost

OU 00 **Site Management Plan Approval: 09/30/2010** **Status: ACT**

DATE: 5/22/2013

Site Code: 130005 **Site Name:** Liberty Industrial Finishing (4 J's Co.)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
5/22/2013

SITE DESCRIPTION

SITE NO. 130005

SITE NAME Liberty Industrial Finishing (4 J's Co.)

SITE ADDRESS: 55 Motor Ave., Colt Industrial Park ZIP CODE: 11735

CITY/TOWN: Farmingdale

COUNTY: Nassau

ALLOWABLE USE: Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	☒	☐
Monitoring Plan	☒	☐
Operation and Maintenance (O&M) Plan	☒	☐

Periodic Review Frequency: once a year

Periodic Review Report Submittal Date:

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report

DATE: 5/22/2013

Site Code: 130005 **Site Name:** Liberty Industrial Finishing (4 J's Co.)

Description of Institutional Control

FOUR JS CO
NUE FARMINGDALE
55 MOTOR AVENUEPO BOX 61
Deed Restriction
Block: 032
Lot: 70
Sublot:
Section: 485
Subsection: 18
S_B_L Image: 48-518-327
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Description of Engineering Control

FOUR JS CO
NUE FARMINGDALE
55 MOTOR AVENUEPO BOX 61
Deed Restriction - Institutional Control Instrument
Block: 032
Lot: 70
Sublot:
Section: 485
Subsection: 18
S_B_L Image: 48-518-327
Groundwater Treatment System

NEW YORK
state department of
HEALTH

Nirav R. Shah, M.D., M.P.H.
Commissioner

Sue Kelly
Executive Deputy Commissioner

April 30, 2013

Mr. James Harrington
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway
Albany, New York 12233

Re: **Site Reclassification Package**
Liberty Industrial Finishing
Site #130005
Farmingdale (H), Nassau County

Dear Mr. Harrington:

Per your request, we have reviewed the New York State Department of Environmental Conservation's (NYSDEC's) proposal to reclassify the referenced site from a Class 2 to a Class 4 site on the NYSDEC's Registry of Inactive Hazardous Waste Disposal Sites. Based on that review, I understand all required remedial components identified in the 2002 *Record of Decision* (ROD) have been implemented, except as clarified in the 2012 *ROD Amendment*: impacts associated with Plume B will be investigated and remediated under the environmental program for the Farmingdale Plaza Cleaners Registry site (#130107).

There are three separate documents—the Town of Oyster Bay's *Site Management Plan*, the United States Environmental Protection Agency's ROD (and supplemental documents), and the *Site Management Plan* for the Farmingdale Plaza Cleaners site—that identify the applicable institutional and engineering controls for the site. Potential human exposures to residual contamination have been and are being addressed through implementation of the following institutional and/or engineering controls:

Soil:

- Installation of a demarcation layer and/or clean fill to prevent exposure to residual soil contamination.
- Restriction on the use of the site to commercial/industrial use or where applicable, to recreational use. Residential use of the property is specifically prohibited.

Groundwater:

- Restriction on the use of on-site groundwater for human consumption.

Soil Vapor:

- Activation of a passive sub-slab depressurization system at the on-site structure on the eastern parcel if the potential exists for exposure via soil vapor intrusion.
- Requirement for a soil vapor intrusion evaluation for any enclosed structures built on the western and central parcels (the Town of Oyster Bay property), as well as for the implementation of actions necessary to address exposures.

Periodic reviews will be completed to certify that these controls are being implemented and remain effective. Based on this information, I believe the proposal is protective of public health and concur with the Class 4 (requires continued site management) classification. If you have any questions, please contact Ms. Charlotte Bethoney or me at (518) 402-7880.

Sincerely,

Krista M. Anders

Krista M. Anders, Acting Director
Bureau of Environmental Exposure Investigation

ec: A. Salame-Alfie, Ph.D.
C. Bethoney / F. Navratil / S. McLelland / e-File
J. DeFranco – NCDH
M. Ryan / K. Lewandowski / J. Swartwout / H. Bishop – NYSDEC Central Office
W. Parish – NYSDEC Region 1
L. Thantu – USEPA Region 2

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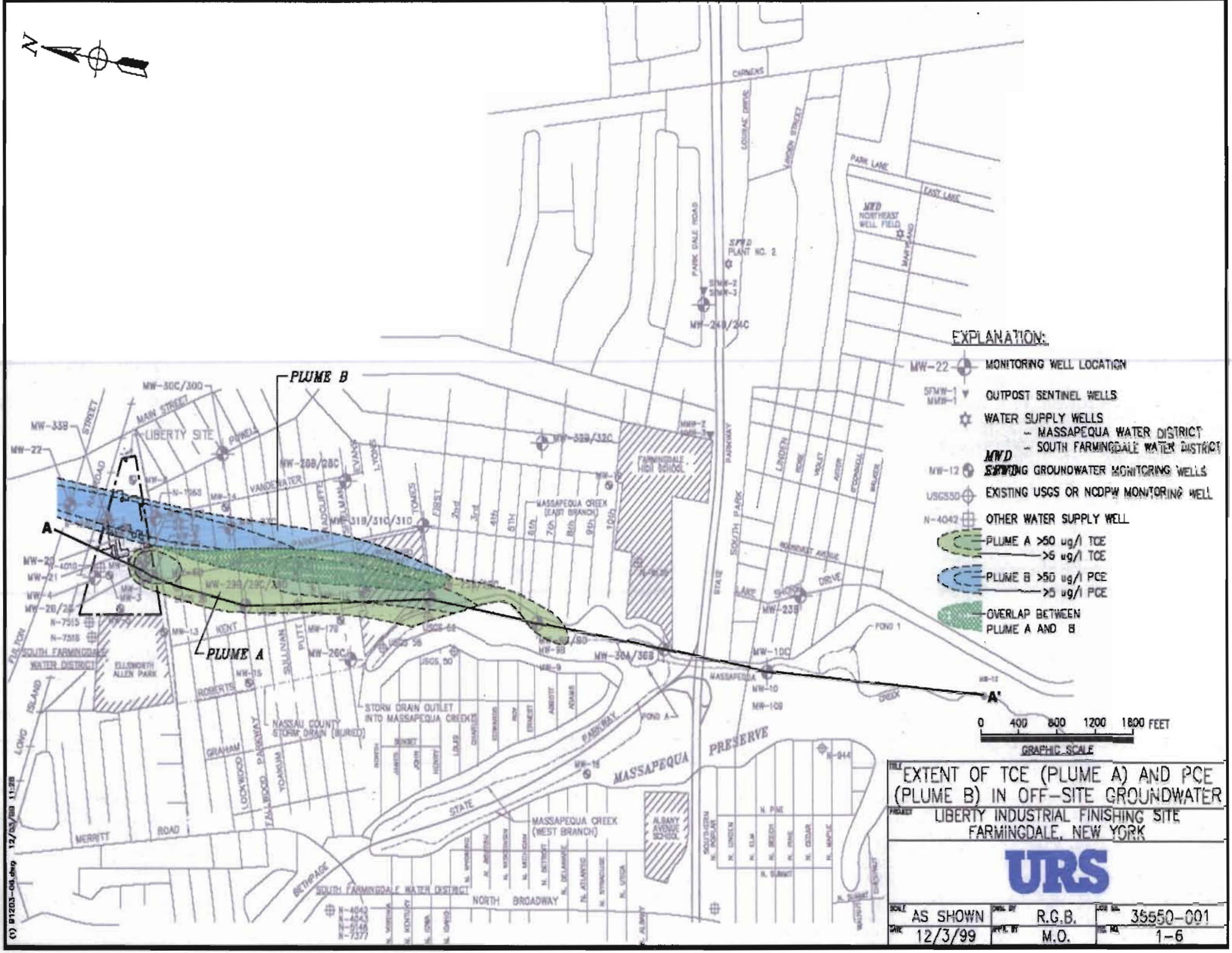
Fulton St
Gould St
Weiden St
Rose St
109
Gwynne Ln
Richard St
Main St
130005 - Liberty Industrial Finishing (4 J's Co.)
Heisser Ln
Motor Ave
Lambert Ave
Woodward Pkwy
Kent St
Michel Ave
Powell St
Roberts St
Lockwood Ave
605 ft
© 2013 Google
Google earth



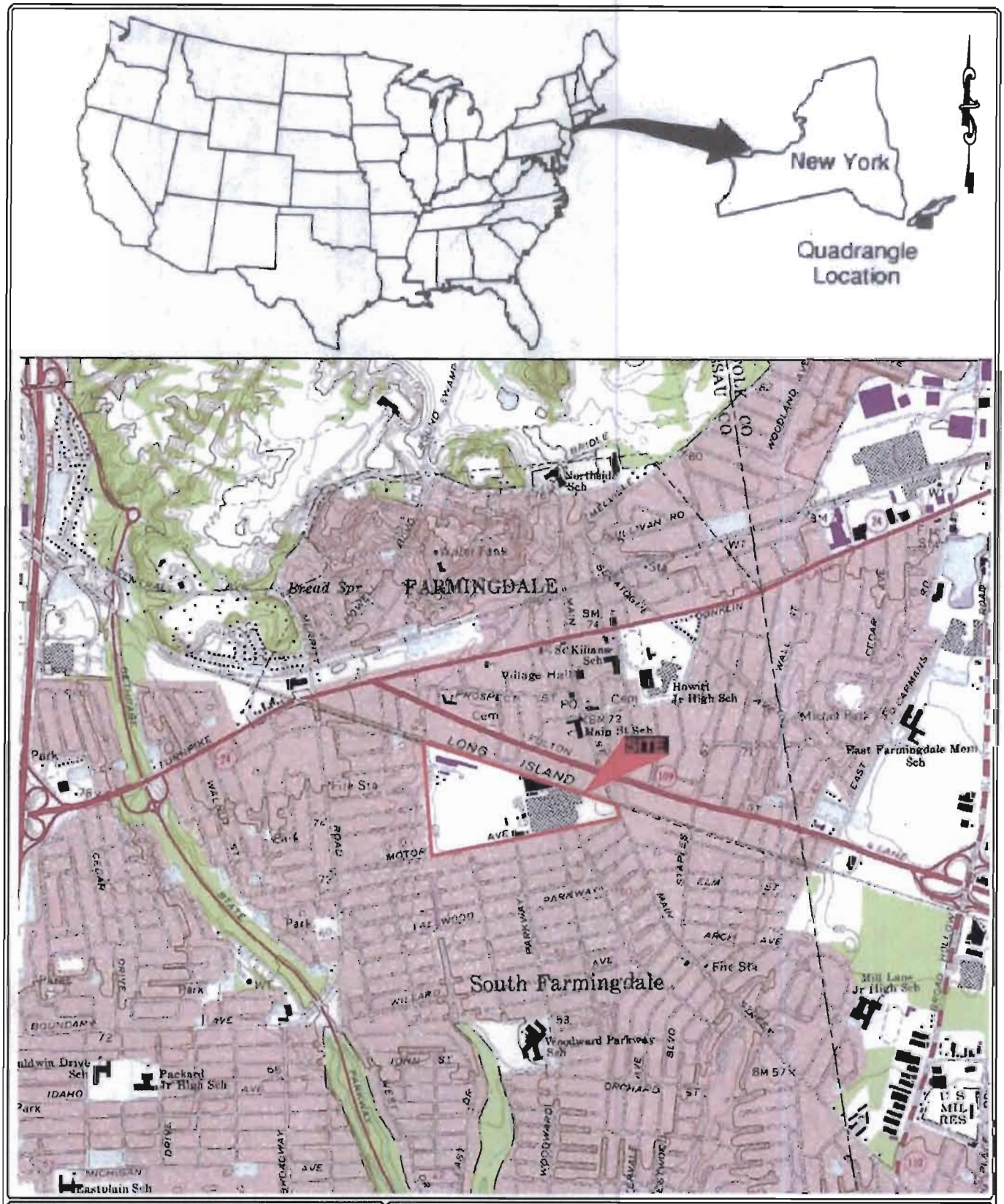
EXTENT OF TCE (PLUME A) AND PCE (PLUME B) IN OFF-SITE GROUNDWATER

LIBERTY INDUSTRIAL FINISHING SITE
FARMINGDALE, NEW YORK

URS

SCALE: AS SHOWN	DWN. BY: R.G.B.	JOB NO.: 35550-001	
DATE: 12/3/99	APP'D. BY: M.O.	FIG. NO.: 1-6	

(1) 81203-08.dwg 12/03/99 11:28



00561TopomapFig1

FIGURE 1 - SITE LOCATION MAP

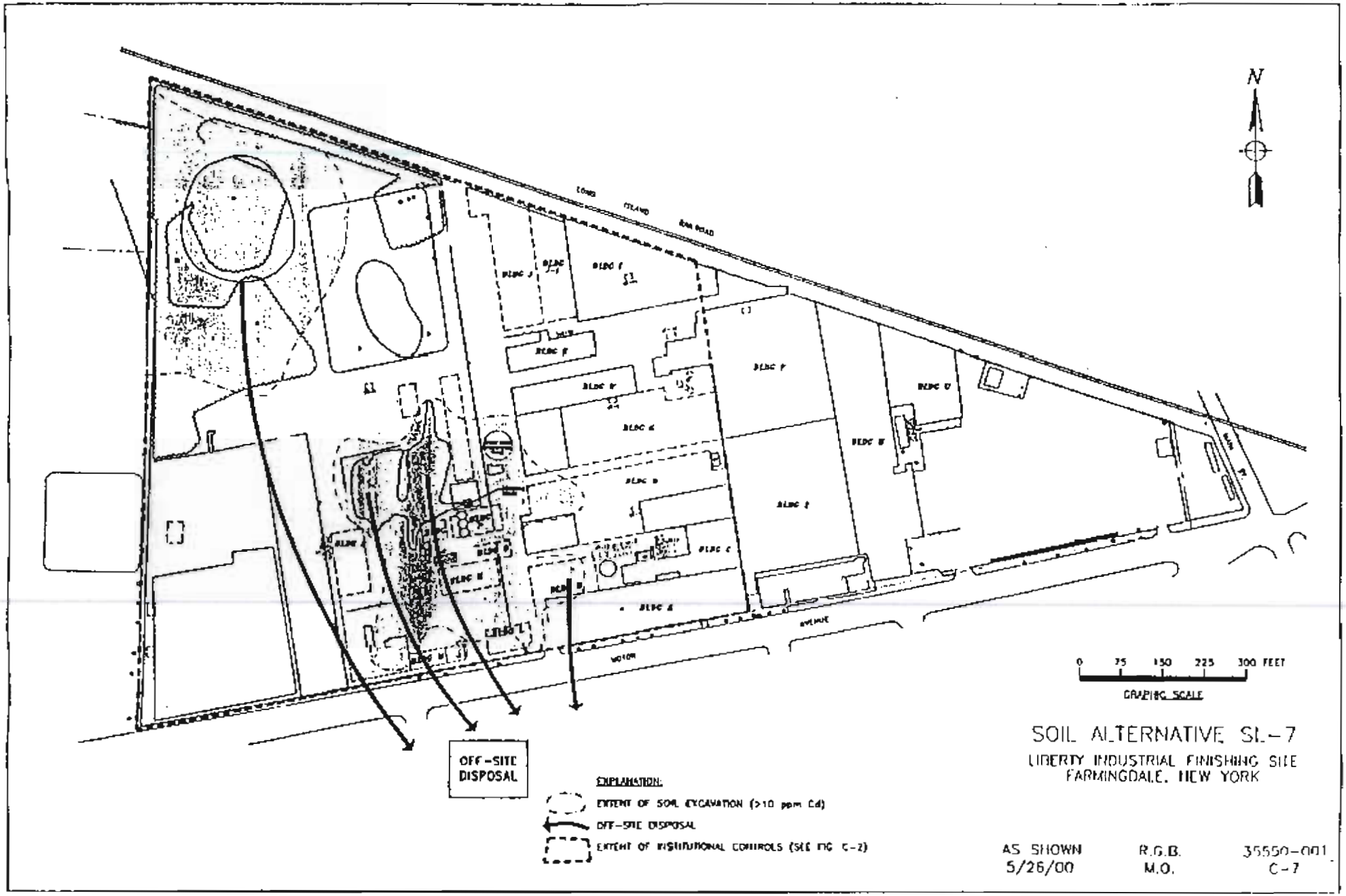


FIGURE 14 - ALTERNATIVE SL-3 EXCAVATION AND OFF-SITE DISPOSAL OF ALL CONTAMINATED SOILS

PRELIMINARY CLOSE-OUT REPORT
Liberty Industrial Finishing Superfund Site
Farmingdale, Nassau County, New York

I. INTRODUCTION

The United States Environmental Protection Agency (EPA) has determined that all remedial construction activities for the Liberty Industrial Finishing Superfund Site (the Site) have been completed in accordance with the *Close-out Procedures for National Priorities List Sites (OSWER Directive 9320.2-22, May 2011).*

EPA and the New York State Department of Environmental Conservation (NYSDEC) conducted final inspections of the On-Site Soils and Subsurface Features/Underground Storage Tanks and On-Site and Off-Site Groundwater (Plume A) remedial components on September 7, 2010 and the Massapequa Creek Pond A Sediments remedial component on November 18, 2008, and determined that construction was substantially complete. All remedial actions (RAs) for the three components have been documented in Remedial Action Reports (RARs). All work performed was consistent with the March 2002 Record of Decision (ROD), 2012 ROD Amendment and 2012 Explanation of Significant Differences (ESD), as well as approved remedial design (RD) plans and specifications, as modified by as-built documentation. EPA has also determined that no further response other than the operation, maintenance, and monitoring (OMM) noted herein is anticipated. EPA and NYSDEC have initiated the long-term response activities necessary to achieve the performance standards associated with the On-Site and Off-Site Plume A pump and treat system for Site completion.

II. SUMMARY OF SITE CONDITIONS

Site Location and Background

The Site is located approximately one mile south of Bethpage State Park in Farmingdale, Town of Oyster Bay, Nassau County, New York. It includes a 30-acre property located at 55 Motor Avenue (see **Figure 1**). The property is bordered by the Long Island Railroad to the north, Motor Avenue to the south, Main Street to the east and a small town park, Ellsworth Allen Park, to the west. The surrounding area is primarily residential with several commercial establishments on the major roads.

The Site included a former aircraft parts manufacturing and metal-finishing facility that began its operation in the early 1930's. From 1940 to 1944, the federal government and private corporate interests utilized the Site to develop and maintain production of materials needed for World War II. From 1944 through 1957, aircraft-related manufacturing activities predominated at the Site. Starting about 1957 through the 1980's, the facility operated as an industrial park and was used for various operations, including metal plating and finishing and fiberglass product manufacturing. Since the 1980's, the Site had been used for light manufacturing and warehousing but those operations have ceased.

The 30-acre Liberty Industrial Finishing Site property consists of three tax parcels including a 15-acre Western Parcel (Tax Lot 327), 7.5-acre Central Parcel (Tax Lot 331), and 7.5-acre

Eastern Parcel (Tax Lot 332) (see **Figure 2**). The Town of Oyster Bay (TOB) acquired the 15-acre Western Parcel and 7.5-acre Central Parcel in September 2003 and July 2010, respectively, to expand adjacent Ellsworth Allen Park for future park development and construction. Site operations on the Western Parcel and Central Parcel have ceased except for the Plume A groundwater treatment system located in the southwestern portion of the Western Parcel which continues to operate. The Eastern Parcel has been redeveloped and is paved over with a large-scale grocery/retail store and adjacent parking lot that was completed in May 2010.

Materials used in historic Site operations included Volatile Organic Compounds (VOCs) such as cis-1,2-dichloroethene (cis-1,2-DCE), trichloroethene (TCE), and tetrachloroethene (PCE); inorganic compounds containing cadmium, chromium, and cyanide; as well as other materials such as caustics and acids. Throughout most of the period of industrial operation, wastes containing these materials were discharged untreated into below-grade sumps, underground leaching chambers, and unlined, in-ground wastewater disposal basins.

A groundwater plume contaminated with organic and inorganic substances, which originated from on-site industrial activities, underlies the former industrial area and extends approximately a mile in a southwesterly direction (designated as Plume A). A portion of the Massapequa Preserve, a nature preserve located about a half-mile to the south, was also contaminated from the on-site activities and has been addressed as part of the Superfund cleanup. A separate plume of organic contamination, designated as Plume B, which is believed to originate from the Farmingdale Cleaners and its vicinity to the north of the Site, migrates in a southerly direction before commingling with a portion of Plume A (see **Figure 3**). **Figure 3** shows Plume A in orange, Plume B in pink, and purple where Plume A and Plume B are comingled. Similar to Plume A, Plume B is narrow and extends downgradient in the southward direction. It has been delineated in the Upper Glacial Aquifer beyond the extent of Plume A (MW-36B; PCE = 8.1 micrograms/liter (µg/l)); however, there is no evidence of PCE, the principal identifier of Plume B, between the Woodward Parkway Elementary School and the downgradient PCE detection at MW-36B. In the Magothy Aquifer, Plume B has been delineated to the approximate location of the elementary school. Due to a likely combination of natural attenuation processes including dechlorination, dispersion, and dilution, the leading edge of Plume B likely dissipates north of the Southern State Parkway. In the Magothy Aquifer, PCE, TCE, and their degradation products terminate in the vicinity of the Woodward Parkway Elementary School.

Investigation History

In the 1980's, NYSDEC was the lead agency for the Site and directed the early investigation and early cleanup activities. In 1978 and 1987, under administrative orders issued by NYSDEC, several of the Potentially Responsible Parties (PRPs) at the Site removed contaminated soil and sludge from industrial waste disposal basins.

The Site was placed on the National Priorities List on June 10, 1986.

In 1990, EPA assumed the role of lead governmental agency for environmental investigation and remediation of the Site. Between 1991 and 1997, EPA conducted a Remedial Investigation (RI) to define the nature and extent of contamination and a Feasibility Study (FS) to identify alternatives to address that contamination. Additional investigatory activities were carried out by several of the PRPs under EPA oversight pursuant to administrative orders issued in 1997.

EPA conducted a Removal Site Evaluation at the Site during late 1993 and early 1994, and determined that electrical transformer areas contaminated with polychlorinated biphenyls (PCBs), wastes contained in underground storage tanks, and drums on the property posed an immediate risk to trespassers. At EPA's request, a number of PRPs agreed to remove these materials and transport them to appropriate facilities for treatment and disposal. This removal action, which eliminated significant current-use risks associated with the Site, was completed in April 1996.

On March 31, 1998, EPA issued an Action Memorandum selecting a non-time-critical removal action as an interim response action at the Site, the objective of which was to prevent contaminated groundwater from migrating beyond the boundary of the Liberty property until the comprehensive soil and groundwater remedy could be implemented. This work was initially implemented starting in 1998 by the PRPs pursuant to an EPA administrative order and, since August 2004, has been continued by the PRPs pursuant to a Consent Judgment. After design and testing, in January 2001, the PRPs constructed separate treatment systems to address both the organic and inorganic contamination in the groundwater. However, various operational problems initially prevented the interim groundwater treatment system from continuous operation and effective treatment of groundwater contamination. As a result, in January 2002, EPA directed the PRPs to begin the process of converting the on-property system for Plume A into a conventional pump and treat system. Since the conversion in June 2004, the existing on-property groundwater remediation system has been operating at its full design capacity in effectively treating both organic and inorganic contamination.

Pursuant to an EPA order issued under Section 16(a) of the Toxic Substances Control Act, in late 1999, the owners of the Liberty Site removed approximately 1.5 million pounds of PCB-contaminated shredded auto-fluff that had been stored at the Site.

In April 2001, EPA released a Supplemental RI/FS report which described the nature and extent of contamination in Site soils and groundwater, in pond sediments in Massapequa Creek downstream of the Site, and in Plume B. The Supplemental RI/FS also evaluated alternatives for a comprehensive Site cleanup. The Supplemental RI sampling data revealed that two distinct plumes exist beneath the property. Plume A originates on the western portion of the Liberty property, while Plume B originates hydrogeologically upgradient of the Site, east of Plume A. Plume A is characterized by TCE concentrations (including degradation products such as cis-1,2-DCE). There are no significant PCE levels in Plume A. Plume A is also characterized by chromium and cadmium contamination. Plume B is characterized by PCE (including its degradation products).

On March 2002, prior to the issuance of the 2002 ROD, EPA issued an administrative order to the owners of the Site property requiring them to perform a removal action to address below-ground features on the easternmost ten-acre portion of the Site. These features include sumps, vaults, drains, pipes, underground leaching chambers, underground storage tanks as well as a sanitary leaching field. The order also required the property owners to remove a mound of contaminated soil located on the western portion of the Site. Pursuant to this March 2002 administrative order, the soil mound was removed in March 2003, and the work to address the underground features began in July 2004 and was completed in December 2008.

In December 2002, NYSDEC listed the "Farmingdale Plaza Cleaners" site (NYSDEC Site I.D. No. 130107) on its Registry of Inactive Hazardous Waste Disposal Sites in New York State. The Farmingdale Plaza Cleaners Site is located approximately 1,000 feet to the north (upgradient) of the Liberty Site (see **Figure 4**) and is suspected to be the source of Plume B. NYSDEC has been investigating the Farmingdale Plaza Cleaners Site with resources from the New York State Hazardous Waste Remedial Fund and is currently performing an RI/FS for the Farmingdale Site (Plume B RI/FS). At EPA's request, NYSDEC agreed to take over the lead agency role to address Plume B, including any Plume B remediation, as part of its response action at the Farmingdale Plaza Cleaners Site.

NYSDEC completed the first phase of the Plume B RI in June 2009. Based on the Phase 1 Plume B RI results, NYSDEC concluded, and EPA concurred, that further groundwater investigation (Phase 2) was warranted to fully delineate Plume B, in particular, that portion of Plume B downgradient of the Liberty Site. The Phase 2 Plume B RI investigation commenced in July 2011 and was completed in March 2012. Plume B RI/FS reports are expected to be completed during the Fall of 2012. Upon completion of the Plume B RI/FS reports, NYSDEC will prepare a ROD selecting a remedy for Plume B, which is projected for the end of 2012.

As part of the response action at the Farmingdale Plaza Cleaners Site, NYSDEC has also implemented a soil vapor extraction (SVE) treatment system as an Interim Action to address the source of Plume B. The SVE construction commenced in June 2011 and was completed in November 2011, and is currently operating. The SVE system is anticipated to remediate any residual soil contamination that could otherwise continue to contribute to Plume B groundwater contamination.

Over the last several years, EPA and NYSDEC have performed extensive monitoring of Plume B and also conducted investigations to evaluate the nature and extent of Plume B contamination. The most recent groundwater sampling data show that the Plume B levels beneath the Liberty Site property have declined to near drinking water standards.

In addition, in February and early March 2006, EPA conducted a Phase I vapor intrusion investigation, which involved the collection of air samples at fifteen homes in the vicinity of the Liberty Site, and at the Woodward Parkway Elementary School in Farmingdale, New York, in order to determine if vapors associated with groundwater contamination at the Site were entering those properties. In April 2006, EPA conducted follow-up sampling of indoor air at two of the homes and at the school. The sampling results did not show any vapor intrusion impact and, therefore, did not indicate any potential impact on the health of the occupants. From 2006 to 2010, EPA continued to conduct vapor sampling at the Woodward Parkway Elementary School and several homes; the sampling results during this period also did not show any vapor intrusion impact. Based on these results, since 2010, EPA has continued to conduct vapor sampling only at the Woodward Parkway Elementary School.

2002 Record of Decision

The remedy selected in the 2002 ROD for the Site included the following remedial components:

On-Site Soils

- Excavation and off-site disposal of all soils contaminated above groundwater protection levels, estimated at 73,100 cubic yards (CY).
- Institutional controls (ICs) to restrict the use of the Site property to commercial/industrial or, where applicable, to recreational uses.

On-Site Subsurface Features (on Eastern Portion of the Site) and Underground Storage Tanks

- Removal of contaminated aqueous and/or solid materials from underground storage tanks and other subsurface features (structures).

On-Site and Off-Site Groundwater

- Continued operation of the ongoing interim groundwater treatment system that is being converted to a conventional pump-and-treat system to address the groundwater underlying the Liberty property contaminated by previous operations at the Site.
- Continuation of the interim groundwater action by construction and operation of a conventional pump-and-treat system to address groundwater underlying the Site property which is believed to have been contaminated by an upgradient source.
- Construction and operation of a conventional pump-and-treat system to treat off-property groundwater contamination.
- Implementation of a groundwater monitoring program.
- ICs to prohibit installation or use of groundwater wells for human consumption until the aquifer is restored.

Massapequa Creek Pond A Sediments

- Excavation and off-site disposal of approximately 2,600 CY of contaminated sediments within Pond A of the Massapequa Preserve.
- Implementation of a monitoring program for the remainder of the ponds within the Massapequa Preserve.

2012 ROD Amendment

As stated above, one remedial component of the 2002 ROD included construction and operation of a conventional pump-and-treat system to address groundwater underlying the former Liberty Industrial property which is believed to have been contaminated by an upgradient source (Plume B). In September 2012, EPA issued a ROD Amendment in which the construction and operation of the on-property Plume B extraction and treatment system was replaced by no further action/natural attenuation (for on-property Plume B) with long-term monitoring. This change in the Plume B remedy was premised on the following: (1) significant decline in Plume B concentrations beneath the former Liberty Industrial property to near drinking water standards; (2) NYSDEC takeover of full investigation of Plume B which does not originate from the Liberty Site; (3) NYSDEC to address Plume B, including any Plume B remediation, as part of its response action at Farmingdale Plaza Cleaners Site; and (4) NYSDEC's actions will ensure protectiveness of human health and environment.

No further construction is required for the amended remedy.

2012 Explanation of Significant Difference

Subsequent to EPA's issuance of the 2002 ROD, the Town of Oyster Bay notified EPA that it would acquire the Central Parcel (Tax Lot 331) for further expansion of the Ellsworth Allen Park. This necessitated an update to the July 2000 Baseline Human Health Risk Assessment (BHHRA) and March 2002 BHHRA Addendum, which were the basis for the remedy selected in the 2002 ROD, to determine whether soil contaminants in the Central Parcel, after the soil remedy has been implemented, would pose a significant health risk if the Central Parcel were to be used for recreational purposes. Under EPA oversight, the TOB's consultant prepared and submitted to EPA for approval the November 2011 Risk Assessment Update to the July 2000 BHHRA and March 2002 BHHRA Addendum. In addition, the TOB removed additional soil from the Site to enhance the soil remedy selected in the ROD. The remedial work undertaken by the TOB conducted complied with the NYSDEC 6 NYCRR (Official Compilation of New York Codes, Rules, and Regulations) Part 375 SCOs (Soil Cleanup Objectives) for "restricted residential" land use. With EPA's approval, the November 2011 Risk Assessment Update concludes that soil conditions in the Central Parcel, subsequent to completion of the soil and subsurface features remedial action in September 2011, are protective of a recreational land use scenario for this area. An ESD was issued in July 2012 as part of the Post-Decision Proposed Plan to announce the land use restriction change from commercial/industrial to recreational for the Central Parcel and to provide the technical basis to allow such change.

Institutional Controls

The 2002 ROD required Institutional Controls (ICs) to restrict the use of the Site to commercial/industrial or, where applicable, to recreational uses for the soils remedial component and to prohibit installation or use of groundwater wells for human consumption for the groundwater remedial component until the aquifer is restored. All ICs have been implemented at the Liberty Site.

In September 2011, the legislative body of the TOB changed the zoning for Tax Lots 327 (Eastern Parcel) and 331 (Central Parcel) from Light Industrial to Recreational. Furthermore, under New York State legal precedents, once land has been dedicated to municipal parkland use, it cannot be diverted for uses other than recreation, in whole or in part, temporarily or permanently, even for another public purpose, without specific legislative approval of the State of New York. For Tax Lot 332 (Eastern Parcel), the ROD requires that its use be restricted to commercial or industrial purposes. The owner of that Tax Lot has imposed an Environmental Protection Easement and Declaration of Restrictive Covenants against the property restricting its use to commercial or industrial, prohibiting the installation or use of groundwater wells for human consumption, and providing that EPA and NYSDEC be third party beneficiaries with the right to enforce such restrictions. The use of groundwater within the areal extent of Plumes A and B is further institutionally controlled by State and County ordinances (e.g., Article IV of the Nassau County Public Health Ordinance) prohibiting installation or use of groundwater wells for human consumption until the aquifer is restored.

Remedial Construction Activities

The remedial activities were undertaken in accordance with the September 30, 2003 Remedial Design/Remedial Action (RD/RA) Consent Judgment, and attached Statement of Work thereto, that was entered in the United States District Court for the Eastern District of New York on

August 27, 2004. The RA construction activities conducted to date include the following:

A. On-Site Soils (Remedial Work Element I) and Subsurface Features and Underground Storage Tanks (USTs) (Remedial Work Element II)

The remedial activities for on-site soils and subsurface features and underground storage tanks were initiated in March 2007 and were completed in May 2011. The objectives of the work performed were to:

- Excavate and off-site dispose all soils impacted above the site-specific groundwater protection standards of 10 milligrams per kilogram (mg/kg) for cadmium and 143 mg/kg for chromium.
- Remove impacted aqueous and/or solid materials from three USTs and 56 subsurface features, as well as the northern and eastern leaching chamber fields, if warranted. A total of 18 USTs and 18 subsurface features were to be removed pursuant to the September 30, 2003 RD/RA Consent Judgment. The remaining USTs and subsurface features were addressed in accordance with a March 21, 2002 Administrative Order on Consent (AOC) for Removal Action for Phase I Demolition Area. **Figure 5** shows the Phase I Demolition Area/Stop & Shop Parcel, which is also the Eastern Parcel, where subsurface features were remediated under the March 21, 2002 AOC, as well as subsurface features on the Western Parcel and Central Parcel.
- Remove and off-site dispose soil surrounding the subsurface features that exceed the following site-specific soil performance standards:
    - 10 mg/kg for cadmium;
    - 143 mg/kg for chromium;
    - 0.7 mg/kg for TCE;
    - 0.25 mg/kg for cis-1,2-DCE;
    - 1.4 mg/kg for PCE;
    - 0.29 mg/kg for benzo(a)pyrene;
    - 0.29 mg/kg for dibenz(a,h)anthracene;
    - 35 mg/kg for cyanide;
    - 1 mg/kg for PCBs between zero and one-foot below ground surface; and
    - 10 mg/kg for PCBs one-foot or more below ground surface.

Based on total waste volume disposal log, 57,967 tons of non-hazardous soils, 24,897 tons of hazardous soils, 436 tons of construction and demolition materials, 2,098 tons of mixed soil and Debris, 880 CY of wood chips, 15.8 tons of scrap metal, 17,704 gallons of oil, 177 tons of asphalt, and 5,899 tons of concrete were removed from the Site during the performance of Remedial Work Elements I and II. A total of 125 subsurface features and 15 USTs were remediated and removed pursuant to the September 30, 2003 RD/RA Consent Judgment and the March 21, 2002 AOC, in the performance of Remedial Work Element II.

A final construction inspection was conducted on September 7, 2010, subsequent to which the September 2010 RAR and September 2011 RAR Addendum were submitted. The September 2010 RAR and September 2011 RAR Addendum document the completion of the soils and subsurface features work element performed by the PRPs in accordance with the Consent Judgment at the Liberty Site.

B. On-Site and Off-Site Groundwater (Plume A) (Remedial Work Element III)

Construction activities for Remedial Element III were performed at the Site property, as well as at off-property locations, including the Massapequa Preserve, various TOB and Nassau County rights-of-way (ROWs) and the Woodward Parkway Elementary School located at 95 Woodward Parkway, Farmingdale, New York (see **Figure 6**). The on-property Groundwater Remediation

System (GRS) extracts water from the Upper Glacial Aquifer. The off-property GRS includes recovery wells screened in both the Upper Glacial and Magothy Aquifers, with the deepest Magothy well set to approximately 185 feet below grade, which is shallower than public water supply wells within the TOB. The GRS operates on a continuous basis, 24 hours per day. Extracted groundwater is piped from either on- or off-property recovery well locations into the on-property GRS building where it is processed first through a filtration unit (5 to 10 microns) and then through a pair of granulated activated carbon (GAC) vessels prior to discharge as treated effluent.

Discharge permits exist for both sewer discharge (350 gpm) and State Pollutant Discharge Elimination System (SPDES) discharge (100 gpm) through an on-site groundwater infiltration gallery. Magothy recovery wells (RW-8, RW-9, and RW-10) primarily discharge to the on-property infiltration gallery. The remaining recovery wells (all Upper Glacial recovery wells) discharge primarily to the sewer system. A portion of the Upper Glacial flow from wells RW-4, RW-5, and RW-6 (also called mid-field wells) is blended into the infiltration gallery discharge in order to maximize treated groundwater discharge to the gallery, while still meeting permitted discharge limitations. Overall, from October 2002 through June 2011, the GRS extracted a total volume of 525.6 million gallons. The approximate mass of contaminants recovered from groundwater sources between October 2002 and June 2011 includes 17.3 pounds of TCE, 373 pounds of cadmium, and 1,285 pounds of chromium.

The GRS startup and testing occurred from January 18, 2010 until February 2, 2010. During this period, all system equipment was tested and configured to achieve the performance criteria specified in the RD (e.g., design flow rates, operating pressures, effluent contaminant concentrations). The integrated control system was tested to demonstrate its ability to perform specified functions, including initiating and performing backwash cycles, duty cycling of the GAC vessels, and initiating various alarms. After the startup and testing period, the system was operated at full capacity for a 5-day, 24-hour–per-day shakedown period. During the shakedown, the system was operated in the full auto mode and performed for the entire 5-day period without any manual adjustments. At the conclusion of the successful 5-day shakedown, the GRS was considered Operational & Functional (O&F) and transferred to the Operation and Maintenance (O&M) phase. Post-construction O&M of the upgraded GRS has been performed by the PRPs in accordance with the Operation, Maintenance and Monitoring Plan (OMMP), issued with the February 2008 Final 100% Groundwater RD Report and the O&M plans prepared by the PRPs' contractors. These plans discuss general O&M activities, including system monitoring and discharge sampling as well as detailed O&M for each operable piece of equipment in the system. The plans also describe site-wide groundwater monitoring to be performed until restoration of the aquifer is complete.

EPA's final construction inspection was conducted on September 7, 2010, subsequent to submittal of the September 2010 Groundwater RAR. Based on EPA and NSYDEC's review of the September 2010 Groundwater RAR, a determination was made that the on-property and off-property pump and treat system is O&F, consistent with the Close-out Procedures for National Priorities List Sites (OSWER Directive 9320.2-09A-P, January 2000). The system would also be deemed O&F with respect to the criteria in EPA's new guidance, EPA's May 2011 Close-Out Procedures for National Priorities List Sites (OSWER Directive 9320.2-22).

C. Massapequa Creek Pond A Sediments (Remedial Work Element IV)

The remedial activities for Pond A Sediments were initiated in September 2007 and were completed in March 2009.

Waste characterization samples were collected from the Pond A bottom prior to mobilization activities in order to pre-characterize the waste. The waste characterization analyses

demonstrated that the waste was non-hazardous. A total of approximately 4,200 CY, or the equivalent of approximately 5,000 tons, of impacted sediment was excavated as determined by pre- and post-excavation surveys of the Site. The excavated sediments were transported to and disposed of at EPA-approved disposal facilities.

The 2002 ROD also called for implementation of a monitoring program for the remainder of the ponds within the Massapequa Preserve. The remedy for Pond A Sediments has been fully implemented. The enhanced monitoring for the five lower ponds downstream of Pond A has not yet been implemented. This component of the remedy will consist of periodic surface water and sediment sampling and bioassays. While the enhanced monitoring program has not yet been implemented, the PRPs had conducted baseline and post-remediation sediment and surface water sampling for chemical and sediment toxicity analyses at Ponds 1 through 5 before and after the remediation of Pond A Sediments, respectively. Baseline sediment sampling results revealed a maximum cadmium concentration of 44.4 mg/kg and a maximum chromium concentration of 117 mg/kg in Pond 2. Baseline surface water sampling results revealed a maximum cadmium concentration of 91 micrograms per liter (µg/l) and a maximum chromium concentration of 750 µg/l in Pond 1. Baseline sediment toxicity analyses revealed that three of the four sediment samples collected at the Site were predicted to be acutely toxic. Post-remediation sampling was conducted at the same locations as the baseline that involved collection of sediment and surface water samples for chemical and bioassay analyses. Post-remediation sediment sampling results revealed a maximum cadmium concentration of 24.2 mg/kg and a maximum chromium concentration of 293 mg/kg in Pond 2. Post-remediation surface water sampling results revealed a maximum cadmium concentration of 11 µg/l and a maximum chromium concentration of 46.2 µg/l in Pond 1.

It is expected that this enhanced monitoring program will further support the Agency's determination that only Pond A required remediation, and demonstrate that, over time, removal of the contaminant source in Pond A will have a beneficial effect on downstream pond sediment quality. This enhanced monitoring program will be designed and implemented by the PRPs in 2012.

EPA's final construction inspection was conducted on November 18, 2008, subsequent to which the December 2008 Pond A Sediments RAR as well as March 31, 2009 Addendum letter to the RAR were submitted. The December 2008 RAR and March 31, 2009 RAR Addendum letter document the completion of the Pond A Sediments work element performed by the PRPs in accordance with the Consent Judgment at the Liberty Site.

III. DEMONSTRATION OF CLEANUP ACTIVITY QUALITY ASSURANCE AND QUALITY CONTROL

All activities at the Site were consistent with the 2002 ROD. Subsequent documents, such as remedial design and remedial action work plans (including Quality Assurance Project Plans, Health and Safety Plans, Sampling and Analysis Plans, etc.) were also consistent with the remedial components described in the RODs. A Quality Assurance and Quality Control (QA/QC) program was used in the development of the RDs and throughout the RAs.

Construction quality control and quality assurance plans included the appropriate EPA and NYSDEC requirements. Confirmatory inspections and evaluations of materials and workmanship were performed in accordance with construction drawings and technical specifications. EPA and NYSDEC inspected the Site during remedial activities to review construction progress. Deviations or non-adherence to QA/QC protocols, drawings, or

specifications were documented and resolved. EPA and NYSDEC believe that the analytical results for this Site are reliable and have supported the satisfactory execution of all remedial action activities.

Final inspections and RARs for all remedial component activities have been described earlier in Section II above, and together document the completion of these remedial components in conformance with the 2002 ROD and all subsequent implementing documents, including the September 30, 2003 RD/RA Consent Judgment.

IV. ACTIVITIES AND SCHEDULE FOR COMPLETION

The following activities will be completed according to the following estimated schedule:

Activity	Responsible Organization	Estimated Completion
2nd Five-Year Review	EPA	June 2017
3rd Five-Year Review	EPA	June 2022
4th Five-Year Review	EPA	June 2027
5th Five-Year Review	EPA	June 2032
Achieve Groundwater MCLs	PRPs	September 2030[a]
Approve Final Close-Out Report	EPA	December 2030[a]
Deletion from NPL	EPA	December 2030[a]

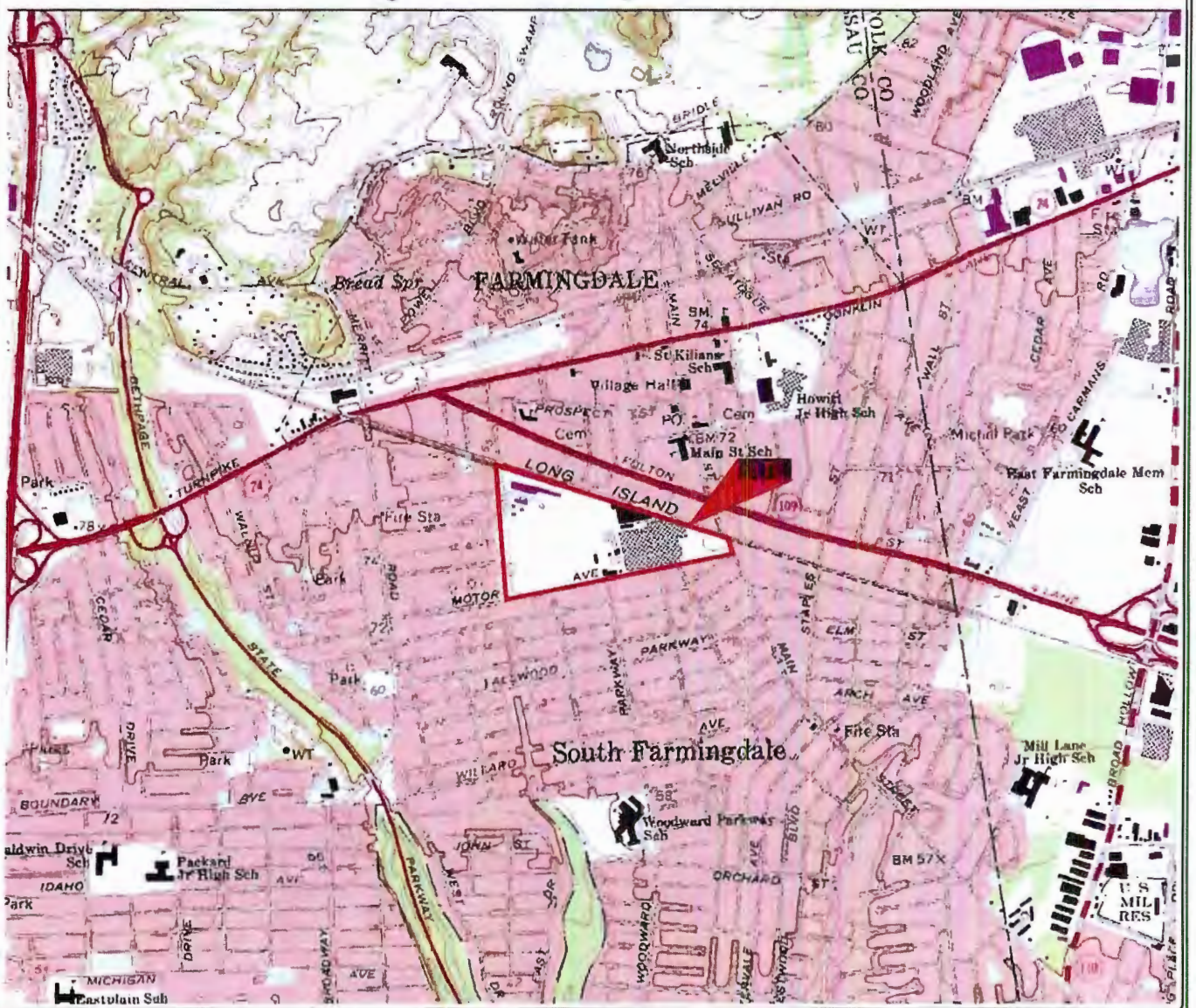
[a] Assumes attainment of drinking water quality in 20 years (O&M duration estimate from the 2002 ROD) from September 2010 Groundwater RAR approval date.

Although remedial construction is complete, hazardous substances, pollutants, or contaminants will remain at the Site above levels that allow for unlimited use and unrestricted exposure. Therefore, pursuant to CERCLA section 121(c) and as provided in the 2001 Comprehensive Five-Year Review Guidance (OSWER 9355.7-03B-P), EPA must continue to perform statutory Five-Year Reviews to ensure that the remedy is, or will be, protective of human health and the environment. EPA completed the first Five-Year Review in June 2012, approximately five years after the start of the first remedial action at the Site. The next statutory Five-Year Review will be conducted in 2017.

Approved by:

Walter E. Mugdan, Director
Emergency and Remedial Response Division
U.S. Environmental Protection Agency

Sept. 28, 2012
Date



LEGEND:

GRAPHIC SCALE

1000 0 1000 2000

1 inch = 2000 ft.

SOURCE: UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE SERIES AMITYVILLE, NY QUADRANGLE 1979

TITLE: SITE LOCATION MAP

PROJECT: LIBERTY INDUSTRIAL FINISHING SITE FARMINGDALE, NEW YORK

CLIENT NAME: USEPA

WESTON

DATE: MARCH 2002

FIGURE #: 1

00561TopomapFig1

FIGURE 1 - SITE LOCATION MAP

Figure 2 – Current Map of Liberty Tax Lots 327, 331, and 332

Figure 3 - Plume A/Plume B Map

ecology and environment P.C.

EXTENT OF PLUME A (METALS) AND PLUME B (PCE) IN GROUNDWATER
LIBERTY INDUSTRIAL FINISHING SITE
FARMINGDALE, NEW YORK

Figure 4 - Farmingdale Plaza Cleaners Site Location Map

Explanation:

- Western Subsurface Feature Locations
- Phase I Demolition Area/Stop & Shop Parcel
- Former Building Slabs, Property Lines, Roads

Figure 5 - Phase I Demolition Area & Western Parcel and Central Parcel Subsurface Features Location Map

Figure 6 – Groundwater Remediation System's On-Site and Off-Site Construction Layout

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, NY 12233-7020
Phone: (518) 402-9543 • Fax: (518) 402-9547
Website: www.dec.ny.gov

Joe Martens
Commissioner

JUN - 6 2013

Mr. John Venditto
Town of Oyster Bay
Town Hall
54 Audrey Avenue
Oyster Bay, New York 11771

Dear Mr. Venditto

As mandated by Section 27-1305 of the Environmental Conservation Law (ECL), the New York State Department of Environmental Conservation (Department) must maintain a Registry of all inactive disposal sites suspected or known to contain hazardous waste. The ECL also mandates that this Department notify the owner of all or any part of each site or area included in the Registry of Inactive Hazardous Waste Disposal Sites as to changes in site classification.

Our records indicate that you are the owner or part owner of the site listed below. Therefore, this letter constitutes notification of change in the classification of such site in the Registry of Inactive Hazardous Waste Disposal Sites in New York State.

DEC Site No.: 130005
Site Name: Liberty Industrial Finishing (4 J's Co.)
Site Address: 55 Motor Avenue, Colt Industrial Park, Farmingdale, NY 11735

Classification change from Class 2 to Class 4

The reason for the change is as follows:

- All soil remediation has been completed according to the Record of Decision (ROD) specified requirements. Groundwater remediation is ongoing according to the ROD specified goal of restoring the aquifer to State and Federal MCLs. The United States Environmental Protection Agency (USEPA) will evaluate any need for expansion of the groundwater treatment network to meet these MCLs. Remedial actions and related engineering/institutional controls implemented on and off the site have reduced, and continue to reduce, the potential for soil vapor intrusion (SVI). Specifically, the 2011 Site Management Plan (SMP) provides for a SVI evaluation of any enclosed building or structure constructed in the future on the Town of Oyster Bay's portion of the site (the Western and Central parcels of the original LIF site). The SMP also states actions will be taken to evaluate, install and maintain any mitigative measures needed to address SVI from site-related contamination.

Enclosed is a copy of the Department's Inactive Hazardous Waste Disposal Site Report form as it appears in the Registry. An explanation of the site classifications is available at http://www.dec.ny.gov/chemical/8663.html. The Law allows the owner and/or operator of a site listed in the Registry to petition the Commissioner of the New York State Department of Environmental Conservation for deletion of such site, modification of site classification, or modification of any information regarding such site, by submitting a written statement setting forth the grounds of the petition.

Such petition may be addressed to:

Honorable Joseph J. Martens
Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1010

For additional information, please contact Heather Bishop, the project manager at 518-402-9620.

Sincerely,

Kelly A. Lewandowski, P.E.
Chief
Site Control Section

Enclosure

cc: John Ellsworth, Cashin Spinelli & Ferretti
Ralph T. Golia, P.G., AMO Environmental Decisions

ec: Rober Schick
Laura Zeppetelli
Andrew English
Kelly Lewandowski
Heather Bishop, Project Manager

bec: w/Enc.
K. Anders, NYSDOH
J. Harrington, Director, Remedial Bureau A
C. Elgut, Regional Attorney, Region 1
R. Evans, Regional Permit Administrator, Region 1
W. Parish, RHWRE, Region 1
S. Heigel, Site Control Section

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Inactive Hazardous Waste Disposal Report

Site Code	130005				
Site Name	Liberty Industrial Finishing (4 J's Co.)	**Address**	55 Motor Ave., Colt Industrial Park		
Classification	04	**City**	Farmingdale	**Zip**	11735
Region	1	**County**	Nassau	**Town**	Oyster Bay
Latitude	40 degrees, 43 minutes, 31.45 seconds			**Estimated Size**	30.0000
Longitude	-73 degrees, 27 minutes, 0.23 seconds				
Site Type	EPA	**Disposal Area**	Lagoon		

Site Description

Location:
Liberty Industrial Finishing operated at 55 Motor Avenue between 1948 and 1977. The Site is located approximately one mile south of Bethpage State Park in Farmingdale, Town of Oyster Bay, Nassau County, New York.

Site Features:
The Site is the former location of an aircraft parts manufacturing and metal-finishing facility that began its operation in the early 1930's. From 1940 to 1944, the federal government and private corporate interests utilized the Site to develop and maintain production of materials needed for World War II. The Site includes a 30-acre property located at 55 Motor Avenue. The property is bordered by the Long Island Railroad to the north, Motor Avenue to the south, Main Street to the east and a small town park, Ellsworth Allen Park, to the west. The surrounding area is primarily residential with several commercial establishments on the major roads.

Current Zoning/Uses:
The Site can be divided into a western portion (Tax Lot 327 which is generally unpaved and limited activity) and an eastern portion (Tax Lots 331 and 332), each about 15 acres in size. Site operations in the western portion have ceased. The Plume A groundwater treatment system is located on the western portion. Tax Lot 332, 7 ½-acres in size, of the eastern portion of the Site has been redeveloped and is paved over with a large-scale grocery/retail store and adjacent parking lot which was completed in May 2010. Now that the soils and subsurface features cleanup selected in the 2002 ROD have been completed, the Town will construct recreational facilities and establish the new community park on the western portion. The Town notified EPA that it would acquire the western 7.5-acre portion (Central Sub-Parcel) of the Eastern Parcel (which is adjacent to the Western Parcel), for further expansion of the Ellsworth Allen Park. Later EPA issued and Explanation of Significant Differences in 2012 to change the land use restriction from commercial/industrial to recreational for the Central Sub-Parcel allowing expansion of the Town park area.

Historical Uses:
From 1940 to 1944, the federal government and private corporate interests utilized the Site to develop and maintain production of materials needed for World War II. From 1944 through 1957, aircraft-related manufacturing activities predominated at the Site. Starting about 1957 through the 1980's, the facility operated as an industrial park and was used for various operations, including metal plating and finishing and fiberglass product manufacturing. Since the 1980's, the Site has been used for light manufacturing and warehousing.

Site Geology and Hydrogeology:
The on-site soil consists of mostly sand. The depth of groundwater is about 20 feet below ground surface. The groundwater flow direction is predominantly to the south. A confining layer is encountered at a depth of around 90 feet below ground surface at some locations on-site.

Contaminants of Concern (Including Materials Disposed) — Quantity

OU 01

CADMIUM	0.00
TETRACHLOROETHYLENE. DIELDRIN.	0.00
PLATING AND PAINTING WASTES	0.00
CHROMIUM	0.00

Analytical Data Available for : Groundwater, Surface Water, Soil, Sediment, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Groundwater, Soil, Sediment

Site Environmental Assessment

Groundwater and soil have been contaminated with heavy metals and volatile organic compounds. Groundwater discharge to Massapequa Creek has been documented, and a plume of contamination is moving south of this site. Soil and sediment remediation is complete. Groundwater remediation is ongoing. All soil and sediment remediation has been completed according to the ROD specified requirements. Monitoring will continue for Pond 2 sediments to determine if additional excavation is needed. Groundwater remediation is ongoing according to the ROD specified goal of restoring the aquifer to State and Federal MCLs (e.g., 5 ug/L for cadmium, 50 ug/L for Chromium, and 5 ug/L for TCE, cis-1,2-DCE, and PCE) USEPA will evaluate any need for expansion of the groundwater treatment network to meet these MCLs.

Site Health Assessment

People are not drinking contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Since residual contamination is found at depth, it is not expected that people will come into contact with contaminated soils or groundwater. People may come in contact with contaminants present in the Pond 2 sediments while entering or existing the pond during recreational activities. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. A passive sub-slab depressurization system (system that ventilates/removes the air beneath the building) has been installed in the building on the eastern portion of the site to prevent the indoor air quality from being affected. Because the central and western portion of the site is vacant, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a concern in this portion of the site in its current condition. However, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy. Environmental sampling indicates soil vapor intrusion is not a concern for off-site buildings.

Owners

Current Owner(s)

Jefry Rosmarin

55 Motor Avenue Company, LLC

459 West Main Street

Huntington NY 11743

John Venditto

Town of Oyster Bay

Town Hall

Oyster Bay NY 11771

Previous Owner(s)

STEPHEN HOLBRIECH

Mr. S. Holbriech c/o RGE, Inc.

PO BOX 117, 175 JERICHO TURNPIKE

SYOSSET NY 11791

Disposal Owner(s)

STEPHEN HOLBRIECH

LIBERTY INDUSTRIAL FINISHING PRODUCTS

PO BOX 117, 175 JERICHO TURNPIKE

SYOSSET NY 11791

Operators

Current Operator(s)

LIBERTY INDUSTRIAL FINISHING PRODUCT

55 MOTOR AVE.

FARMINGDALE NY 11735

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, NY 12233-7020
Phone: (518) 402-9543 • Fax: (518) 402-9547
Website: www.dec.ny.gov

Joe Martens
Commissioner

June 25, 2013

Howard Avrutine
575 Underhille Boulevard
Suite 140
Syosset, NY 11791

Dear Mr. Avrutine:

As mandated by Section 27-1305 of the Environmental Conservation Law (ECL), the New York State Department of Environmental Conservation (Department) must maintain a Registry of all inactive disposal sites suspected or known to contain hazardous waste. The ECL also mandates that this Department notify the owner of all or any part of each site or area included in the Registry of Inactive Hazardous Waste Disposal Sites as to changes in site classification.

Our records indicate that you are the owner or part owner of the site listed below. Therefore, this letter constitutes notification of change in the classification of such site in the Registry of Inactive Hazardous Waste Disposal Sites in New York State.

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Enclosed is a copy of the Department's Inactive Hazardous Waste Disposal Site Report form as it appears in the Registry. An explanation of the site classifications is available at http://www.dec.ny.gov/chemical/8663.html. The Law allows the owner and/or operator of a site listed in the Registry to petition the Commissioner of the New York State Department of Environmental Conservation for deletion of such site, modification of site classification, or modification of any information regarding such site, by submitting a written statement setting forth the grounds of the petition.

Such petition may be addressed to:

Honorable Joseph J. Martens
Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1010

For additional information, please contact Heather Bishop, the project manager at 518-402-9620.

Sincerely,

Kelly A. Lewandowski, P.E.
Chief
Site Control Section

Enclosure

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Ralph T. Golia, P.G., AMO Environmental Decisions

ec: Rober Schick
Laura Zeppetelli
Andrew English
Kelly Lewandowski
Heather Bishop, Project Manager

bec: w/Enc.
K. Anders, NYSDOH
J. Harrington, Director, Remedial Bureau A
C. Elgut, Regional Attorney, Region 1
R. Evans, Regional Permit Administrator, Region 1
W. Parish, RHWRE, Region 1
S. Heigel, Site Control Section

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Inactive Hazardous Waste Disposal Report

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Liberty Industrial Finishing operated at 55 Motor Avenue between 1948 and 1977. The Site is located approximately one mile south of Bethpage State Park in Farmingdale, Town of Oyster Bay, Nassau County, New York.

Site Features:
The Site is the former location of an aircraft parts manufacturing and metal-finishing facility that began its operation in the early 1930's. From 1940 to 1944, the federal government and private corporate interests utilized the Site to develop and maintain production of materials needed for World War II. The Site includes a 30-acre property located at 55 Motor Avenue. The property is bordered by the Long Island Railroad to the north, Motor Avenue to the south, Main Street to the east and a small town park, Ellsworth Allen Park, to the west. The surrounding area is primarily residential with several commercial establishments on the major roads.

Current Zoning/Uses:
The Site can be divided into a western portion (Tax Lot 327 which is generally unpaved and limited activity) and an eastern portion (Tax Lots 331 and 332), each about 15 acres in size. Site operations in the western portion have ceased. The Plume A groundwater treatment system is located on the western portion. Tax Lot 332, 7 ½-acres in size, of the eastern portion of the Site has been redeveloped and is paved over with a large-scale grocery/retail store and adjacent parking lot which was completed in May 2010. Now that the soils and subsurface features cleanup selected in the 2002 ROD have been completed, the Town will construct recreational facilities and establish the new community park on the western portion. The Town notified EPA that it would acquire the western 7.5-acre portion (Central Sub-Parcel) of the Eastern Parcel (which is adjacent to the Western Parcel), for further expansion of the Ellsworth Allen Park. Later EPA issued and Explanation of Significant Differences in 2012 to change the land use restriction from commercial/industrial to recreational for the Central Sub-Parcel allowing expansion of the Town park area.

Historical Uses:
From 1940 to 1944, the federal government and private corporate interests utilized the Site to develop and maintain production of materials needed for World War II. From 1944 through 1957, aircraft-related manufacturing activities predominated at the Site. Starting about 1957 through the 1980's, the facility operated as an industrial park and was used for various operations, including metal plating and finishing and fiberglass product manufacturing. Since the 1980's, the Site has been used for light manufacturing and warehousing.

Site Geology and Hydrogeology:
The on-site soil consists of mostly sand. The depth of groundwater is about 20 feet below ground surface. The groundwater flow direction is predominantly to the south. A confining layer is encountered at a depth of around 90 feet below ground surface at some locations on-site.

Contaminants of Concern (Including Materials Disposed) — Quantity

OU 01

CADMIUM	0.00
TETRACHLOROETHYLENE. DIELDRIN.	0.00
PLATING AND PAINTING WASTES	0.00
CHROMIUM	0.00

Analytical Data Available for : Groundwater, Surface Water, Soil, Sediment, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Groundwater, Soil, Sediment

Site Environmental Assessment

Groundwater and soil have been contaminated with heavy metals and volatile organic compounds. Groundwater discharge to Massapequa Creek has been documented, and a plume of contamination is moving south of this site. Soil and sediment remediation is complete. Groundwater remediation is ongoing. All soil and sediment remediation has been completed according to the ROD specified requirements. Monitoring will continue for Pond 2 sediments to determine if additional excavation is needed. Groundwater remediation is ongoing according to the ROD specified goal of restoring the aquifer to State and Federal MCLs (e.g., 5 ug/L for cadmium, 50 ug/L for Chromium, and 5 ug/L for TCE, cis-1,2-DCE, and PCE) USEPA will evaluate any need for expansion of the groundwater treatment network to meet these MCLs.

Site Health Assessment

People are not drinking contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Since residual contamination is found at depth, it is not expected that people will come into contact with contaminated soils or groundwater. People may come in contact with contaminants present in the Pond 2 sediments while entering or existing the pond during recreational activities. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. A passive sub-slab depressurization system (system that ventilates/removes the air beneath the building) has been installed in the building on the eastern portion of the site to prevent the indoor air quality from being affected. Because the central and western portion of the site is vacant, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a concern in this portion of the site in its current condition. However, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy. Environmental sampling indicates soil vapor intrusion is not a concern for off-site buildings.

Owners

Current Owner(s)

Jefry Rosmarin

55 Motor Avenue Company, LLC

459 West Main Street

Huntington NY 11743

John Venditto

Town of Oyster Bay

Town Hall

Oyster Bay NY 11771

Previous Owner(s)

STEPHEN HOLBRIECH

Mr. S. Holbriech c/o RGE, Inc.

PO BOX 117, 175 JERICHO TURNPIKE

SYOSSET NY 11791

Disposal Owner(s)

STEPHEN HOLBRIECH

LIBERTY INDUSTRIAL FINISHING PRODUCTS

PO BOX 117, 175 JERICHO TURNPIKE

SYOSSET NY 11791

Operators

Current Operator(s)

LIBERTY INDUSTRIAL FINISHING PRODUCT

55 MOTOR AVE.

FARMINGDALE NY 11735

New York State Department of Environmental Conservation

PUBLIC NOTICE | **State Superfund Program**

Receive Site Information by Email. See next page to Learn How.

Site Name: Liberty Industrial Finishing (4 J's Co.) **July 15, 2013**
Site No. 130005 **Tax Map No.** 485.18-032-70
Site Location: 55 Motor Avenue, Colt Industrial Park, Farmingdale, NY 11735

Inactive Hazardous Waste Disposal Site Classification Notice

The Inactive Hazardous Waste Disposal Site Program (the State Superfund Program) is the State's program for identifying, investigating, and cleaning up sites where the disposal of hazardous waste may present a threat to public health and/or the environment. The New York State Department of Environmental Conservation (Department) maintains a list of these sites in the Registry of Inactive Hazardous Waste Disposal Sites (the "Registry"). The site identified above, and located on a map on the reverse side of this page, was recently reclassified on the Registry as a Class 4 site as it no longer presents a significant threat to public health and/or the environment for the following reason(s):

All soil remediation has been completed according to the Record of Decision (ROD) specified requirements. Groundwater remediation is ongoing according to the ROD specified goal of restoring the aquifer to State and Federal maximum contaminant levels (MCL). The United States Environmental Protection Agency (USEPA) will evaluate any need for expansion of the groundwater treatment network to meet these MCLs. Remedial actions and related engineering/institutional controls implemented on and off the site have reduced, and continue to reduce, the potential for soil vapor intrusion (SVI). Specifically, the 2011 Site Management Plan (SMP) provides for a SVI evaluation of any enclosed building or structure constructed in the future on the Town of Oyster Bay's portion of the site (the Western and Central parcels of the original Liberty Industrial Finishing site). The SMP also states actions will be taken to evaluate, install and maintain any mitigative measures needed to address SVI from site-related contamination.

If you own property adjacent to this site and are renting or leasing your property to someone else, please share this information with them. If you no longer wish to be on the contact list for this site or otherwise need to correct our records, please contact the Department's Project Manager listed below.

FOR MORE SITE INFORMATION

Additional information about this site can be found using the Department's "Environmental Site Remediation Database Search" engine which is located on the internet at: www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

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

Project Related Questions
Heather Bishop, Project Manager
NYS Department of Environmental Conservation
Remedial Bureau A
625 Broadway – 12th Floor
Albany, New York 12233-7015
518-402-9620
hlbishop@gw.dec.state.ny.us

The Department is sending you this notice in accordance with Environmental Conservation Law Article 27, Title 13 and its companion regulation (6 NYCRR 375-2.7(b)(6)(ii)) which requires the Department to notify all parties on the contact list for this site of this recent action.

Approximate Site Location
Liberty Industrial Finishing (4 J's Co.)
Site ID 130005
55 Motor Avenue, Colt Industrial Park, Farmingdale, NY 11735

Receive Site Updates by Email

Have site information such as this public notice sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you received this notice by way of a county email listserv.

Electronic copies:

R. Schick, Director, Division of Environmental Remediation
A. English, Director, Bureau of Technical Support
K. Lewandowski, Chief, Site Control Section
J. Harrington, Director, Remedial Bureau A
W. Parish, RHWRE, Region 1
R. Evans, Regional Permit Administrator, Region 1
B. Fonda, Regional CPS, Region 1
K. Anders, NYSDOH
S. McLelland, NYSDOH
L. Ennist, DER, Bureau of Program Management
J. Swartwout, Remedial Bureau A
H. Bishop, Project Manager
S. Heigel, Site Control Section

Mr. Anthony Macagnone
Town Council Member
Town of Oyster Bay
54 Audrey Ave
Oyster Bay, NY 11771

Mr. James Stefanich
Town Tax Collector
Town of Oyster Bay
74 Audrey Ave
Oyster Bay, NY 11771

Mr. John Venditto
Town Supervisor
Town of Oyster Bay
54 Audrey Ave
Oyster Bay, NY 11771

Mr. Steven Labriola
Town Clerk
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Ms. Elizabeth Faughnan
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Mr. Joseph Pinto
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Town Council Member
Town of Oyster Bay
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Oyster Bay, NY 11771

Mr. Dennis Dunne Sr
County Legislator
1550 Franklin Ave
Mineola, NY 11501

Ms. Norma Gonsalves
County Legislator
1550 Franklin Ave
Mineola, NY 11501

Mr. Joseph Belesi
County Legislator
1550 Franklin Ave
Mineola, NY 11501

Mr. Ralph Ekstrand
Village Mayor
361 Main St
Farmingdale, NY 11735

Mr. David Smollett
Village Clerk-Treasurer
PO Box 220
Farmingdale, NY 11735

Ms. Cheryl Parisi
Village Trustee
361 Main St
Farmingdale, NY 11735

Ms. Patricia Christiansen
Village Trustee
361 Main St
Farmingdale, NY 11735

Mr. William Barrett
Village Trustee
361 Main St
Farmingdale, NY 11735

Ms. Debbie Podolski
PO Box 1166
Farmingdale, NY 11735

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132 East 2nd Street
Mineola, NY 11501

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Farmingdale Observer
132 East 2nd Street
Mineola, NY 11501

Jaime Tomeo
Farmingdale Observer
132 East, 2nd Street
Mineola, NY 11501

Emily Dooley
Newsday
Environmental Reporter
235 Pinelawn Road
Melville, NY 11747

Inc. Village of Farmingdale Water District
361 Main St
Farmingdale, NY 11735

East Farmingdale Water District
72 Gazza Boulevard
Farmingdale, NY 11735

Suffolk County Water Authority
4060 Sunrise Highway
Oakdale, NY 11769

Aqua America
60 Brooklyn Avenue
Merrick, NY 11566

Auto Craft Svce Center
60 Motor Ave
Farmingdale, NY 11735

Brown S G Assocs
48 Motor Ave
Farmingdale, NY 11735

James Carr
58 Motor Ave
Farmingdale, NY 11735

Lisbet Castelllanos
56 Motor Ave
Farmingdale, NY 11735

Copy Store
76 Motor Ave
Farmingdale, NY 11735

Angel Dimu
42 Motor Ave
Farmingdale, NY 11735

Farmingdale Beverage
72 Motor Ave
Farmingdale, NY 11735

Colleen Hart
48 Motor Ave
Farmingdale, NY 11735

Soo Jung
56A Motor Ave
Farmingdale, NY 11735

Main Street Motors Inc
74 Motor Ave
Farmingdale, NY 11735

Franklin Manzo
48 Motor Ave
Farmingdale, NY 11735

Mazza Ronald Dr
56A Motor Ave
Farmingdale, NY 11735

McDaniel Electric Motor Repair
74 Motor Ave
Farmingdale, NY 11735

McLear William J Agency Inc
54 Motor Ave
Farmingdale, NY 11735

Morgan B's
48 Motor Ave, Unit 1
Farmingdale, NY 11735

Wael Rabie
44 Motor Ave
Farmingdale, NY 11735

State Farm Insurance
54 Motor Ave
Farmingdale, NY 11735

Stop&Shop
55 Motor Ave
Farmingdale, NY 11735

Vip Installation Corp
76 Motor Ave
Farmingdale, NY 11735

Wit-Craft Electric Svce
74 Motor Ave
Farmingdale, NY 11735

1 Riverhead Twenty Four Hour One Emerge
543 Main St
Farmingdale, NY 11735

Crystal Beauty Salon Two
585 Main St
Farmingdale, NY 11735

Eeg Enterprises Inc
586 Main St
Farmingdale, NY 11735

Extratek Inc
586 Main St
Farmingdale, NY 11735

Goodyear Tire Center
525 Main St.
Farmingdale, NY 11735

Pete's Deli
800 Main St.
Farmingdale, NY 11735

Francisco Romero
Romero Francisco
585 Main St.
Farmingdale, NY 11735

Silver Star Auto Body
603 Main St
Farmingdale, NY 11735

Acld
16 Gwynne Ln
Farmingdale, NY 11735

Lowell Bailes
16 Gwynne Ln
Farmingdale, NY 11735