



FACT SHEET

State Superfund Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Columbia Cement Company, Inc.
DEC Site #: 130052 Operable Unit 02 *
Address: 159 Hanse Avenue
Freeport, NY 11520

Have questions?
See
"Who to Contact"
Below

No Further Action Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Wednesday, 1/25/2017 at 7:00 PM

Freeport Memorial Library, 144 W. Merrick Road, Freeport, NY 11520

NYSDEC invites you to a public meeting to discuss the no further action with groundwater monitoring remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a no further action remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Columbia Cement Company, Inc. site ("site") located at 159 Hanse Avenue, Freeport, Nassau County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information." The estimated cost to implement the remedy is: \$193,000.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=130052>

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **January 11, 2017** through **February 9, 2017**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below. The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

*Operable Unit: An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

Proposed Remedial Action Plan

The remedy proposed for OU2 of the site is No Further Action with Groundwater Monitoring:

This No Further Action remedy is contingent upon implementation of the ongoing OU1 remedy which will include development and implementation of a Site Management Plan (SMP) for OU1 and OU2.

The Department believes that this remedy is protective of human health and the environment and satisfies the remediation objectives.

The Site Management Plan that is required will include the following:

- a monitoring plan to assess the performance and effectiveness of the remedy such as groundwater monitoring;
- additional work to evaluate off-site soil vapor intrusion in one property;
- implementation of monitoring and/or mitigation actions if necessary for off-site buildings; and
- the periodic monitoring of the groundwater will continue until it is no longer needed.

Summary of the Investigation

The groundwater contamination originates from the site (OU1) and extends into the off-site (OU2) area horizontally approximately 500 feet towards Freeport Creek to a depth of approximately 35 feet below grade surface (bgs). The site-related contaminants of concern (COCs) for the off-site groundwater include chloroethane (CA) and 1,1-dichloroethane (DCA), the breakdown products of 1,1,1-trichloroethane (TCA). In 2009, the highest CA concentrations were detected at 490 parts per billion (ppb) in a monitoring well located close to the western site boundary on Hanse Avenue. Since completion of the four rounds of OU1 in situ chemical oxidation (ISCO) injections for contaminated soil and groundwater in the spill/source area and three rounds of ISCO injections in the loading dock area from 2009 to 2016, the CA concentrations in the same monitoring well have decreased from 490 ppb to non-detect. Based on the results of groundwater samples collected from 2009 to 2014, the concentrations of CA and 1,1-DCA are decreasing in most of the OU2 monitoring wells except one northern monitoring well where CA levels are fluctuating.

Based on an evaluation of the indoor air and sub-slab soil vapor concentrations, soil vapor intrusion is not affecting the indoor air quality of the three off-site structures. However, a soil vapor intrusion investigation was recommended for one property located east of the site.

Surface water and sediment samples were collected from several locations in Freeport Creek and were analyzed for the site-related COCs detected in the plume adjacent to Freeport Creek. No site-related COC were detected in any of the surface water or sediment samples.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “feasibility study” submitted under New York’s State Superfund Program by British Petroleum (BP).

Next Steps

NYSDEC will consider public comments as it finalizes the no further action remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. NYSDEC would then reclassify or delist the site from the Registry of Inactive Hazardous Waste Disposal Sites.

Background

Site Location: The former Columbia Cement Company, Inc. Site is located at 159 Hanse Avenue in Freeport, Nassau County. The site is bordered by Gershow Recycling, a scrap metal recycling facility to the north. Former Rohm & Haas Electronic Materials borders the property to the east. Apollo Fine Spirits is located to the south of the property. The property is bordered by Hanse Avenue to the west. Farber Plastics Inc. and Love & Quiches Inc. are located on the opposite (west) side of Hanse Avenue.

Site Features: The site is approximately 2 acres in size and is currently vacant. The site building covers approximately 65,000 square feet, and consists of former offices, material storage, production rooms, and warehousing. Freeport Creek is located 500 feet (ft) west of the site and Stadium Park Canal is 1,000 ft east of the site.. The site is very flat, ranging from 5 to 10 ft above mean sea level (MSL). Surface water at the site drains to the west toward Freeport Creek. Storm drains located on site also drain to Freeport Creek. Ten 8,000 gallon underground storage tanks (USTs) were located near the southeast corner of the property.

Current Zoning/Use(s): The site is zoned industrial. The surrounding parcels are currently used for a combination of industrial and commercial purposes.

Past Use of the Site: Columbia Cement Company was the occupant of the site building since it was constructed 1969. Prior to 1969, the Village of Freeport operated a municipal landfill within this area of Freeport before its development for commercial/industrial use. Columbia Cement Company manufactured various grades of contact cement and other industrial/commercial adhesives at the site. The southeastern portion of the site was served as an unloading and storage area for process chemicals. Between 1969 and 1988, there were twenty-two 1,000 gallon underground storage tanks (USTs) located in the southeastern part (southern tank farm) of the site to store chemicals such as toluene, hexane, acetone and Laktane (light petroleum distillate). On April 28, 1988, during delivery of approximately 3,500 gallons of 1,1,1- trichloroethane (1,1,1-TCA) to an above ground tank in the building, the truck became over pressurized causing the tanker end to buckle, resulting in the loss of the entire load. The Department responded to the spill. Approximately 1,740 gallons of the spilled material was recovered with the remaining 1,760 gallons of spilled material entering into a storm drain. An undetermined amount of spilled material also entered into the drainage system which leads to Freeport Creek. The 22 USTs and piping were removed in September 1988. Four additional 6,000 gallon USTs were located to the east of the 22 USTs. These tanks were reportedly used to store acetone, hexane, Laktane and toluene between 1969 and 1989. These tanks and associated lines were removed in January 1990. A 6,000 gallon UST was also located in the southern tank farm that collected floor drain runoff from the manufacturing areas of the building. This UST was removed in 1994. Ten 8,000-gallon USTs were installed in the southern tank farm area. Five of these USTs (the southern tank farm) were installed in the Spring of 1988 (prior to the 1,1,1-TCA spill) and the remaining five (the northern tank farm) were installed after the spill. These ten USTs were closed and removed by the current site owner in September 2004.

Operable Units: The site was divided into two Operable Units. An operable unit represents a portion of the site remedy that for technical or administrative reasons can be addressed separately to eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Operable Unit 1 (OU1) consists of the 2 acre site property. A Record of Decision (ROD) was issued for OU1 in March 2008.

Operable Unit 2 (OU2) is defined as the off-site area immediately surrounding the site beyond the 2 acre property where contaminants have migrated from the site (OU1).

Geology/Hydrogeology: The site geology consists of five units beneath the site. In order of increasing depth, these units are: fill material; tidal marsh deposits; the Upper Glacial deposits, a clay unit; and the Magothy aquifer. The fill material is encountered across the entire site and consists of reworked native soil with debris related to the previous site use as a municipal landfill. The fill material has an average thickness of about 11 ft. Tidal marsh deposits are present in some areas of the site. The tidal marsh deposits are encountered at an average depth of 9.5 ft and has an average thickness of 4 ft. Groundwater at the site is encountered at 5.5 to 6.8 feet bgs and generally flows toward Freeport Creek, but is tidally influenced. Due to the proximity to Freeport Creek, the shallow water-bearing unit, which includes the fill material, tidal marsh deposits and Upper Glacial deposits, is impacted by saltwater and is not suitable for drinking water. Potable water in the area is supplied by the Village of Freeport.

An active extraction well and a diffusion well for a cooling system installed in 1959 are located approximately 800 feet southeast of the site (100 Doxsee Drive, Freeport). These wells are screened below the clay unit.

Operable Unit (OU) Number 02 is the subject of this document.

A Record of Decision was issued previously for OU01.

A site location map is attached as Figure 1.

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Freeport Memorial Library
Attn: Reference Section
144 West Merrick Road
Freeport, NY 11520
Phone: (516) 379- 3274

Who to Contact

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

Project Related Questions

Girish Desai
Department of Environmental Conservation
Division of Environmental Remediation
SUNY at Stony Brook 50 Circle Road
Stony Brook, NY 11790-3409
631-444-0243
girish.desai@dec.ny.gov

Site-Related Health Questions

Scarlett McLaughlin
New York State Department of Health
Empire State Plaza - Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet 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: <http://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.

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



REFERENCE:
U.S.G.S. 7.5 MINUTE QUADRANGLE:
FREEPORT, NY (2010)

0 2000 4000
SCALE IN FEET

SITE LOCATION MAP
FORMER COLUMBIA CEMENT COMPANY, INC.
SITE NO. 130052
159 HANSE AVENUE
FREEPORT, NEW YORK

URS

1255 Broad Street
Clifton, New Jersey 07013
PHONE: (973) 883-8500
FAX: (973) 883-8501

DATE: 01/23/15

JOB: 11130912

FIGURE 1