

New York State Department of Environmental Conservation
Division of Hazardous Waste Remediation
Bureau of Hazardous Site Control
Additions/Change to Registry Summary of Approvals

DEC I.D. Number 130513

• 1992 ~ '93 •

10/24/91

REGISTRY SITE CLASSIFICATION DECISION

1. SITE NAME NYU Labs		2. SITE NO 13-513	3. TOWN/CITY/VILLAGE Town of Hempstead	4. COUNTY Nassau
5. REGION	6. CLASSIFICATION Current - Proposed 2 Modify			
7. LOCATION OF SITE (Attach U.S.G.S Topographic Map showing site location)				
a. Quadrangle Freeport	b. Site Latitude 40° 44' 06" N	Longitude 73° 35' 04" W	c. Tax Map Number 44-F-5	
8. BRIEFLY DESCRIBE THE SITE (Attach site plan showing disposal/sampling locations)				
Vacant property formerly used by New York University as a research facility. After NYU vacated in August 1990, 200-300 containers were found on site, many full or partially full. Stained soil was found in the vicinity of some of the containers.				
a. Area <u>2</u> acres b. EPA ID Number _____				
c. Completed () Phase I () Phase II () PSA () RI/FS () PA/SI () Other				
9. HAZARDOUS WASTES DISPOSED				
Sampling of the consolidated wastes showed PCBs (140 ppm) and solvents (Methylene chloride at 190 ppb and 1,2-Dichlorobenzene at 120,000 ppb). The same constituents were found in test pit soil samples and storm drain and grease pit sediments. Hazardous waste codes are B007, F001/U080, F002/U070.				
10. ANALYTICAL DATA AVAILABLE				
a. () Air (X) Groundwater () Surface Water (X) Soil (X) Waste () EPTox () TCLP				
b. Contravention of Standards or Guidance Values				
None in 3 groundwater samples taken by hydropunch (detection level for PCBs was too high to compare results with Class GA standard).				
11. JUSTIFICATION FOR CLASSIFICATION DECISION				
Disposal of hazardous wastes (PCBs and solvents) has been confirmed. Only very limited groundwater data exists. PCBs were found at 2,670 ppm in a test pit sample and at lower levels in sediment in a grease pit and in a storm drain. This site sits over the Long Island Sole Source aquifer and groundwater is relatively shallow. Impact on the aquifer is likely. This site poses a significant threat.				
12. SITE IMPACT DATA				
a. Nearest surface water: Distance <u>700</u> ft. Direction <u>east</u> Classification _____				
b. Nearest Groundwater: Depth <u>15</u> ft. Flow Direction <u>South</u> (X) Sole Source () Primary () Principal				
c. Nearest water supply: Distance <u>2000</u> ft. Direction <u>north</u> Active (X) Yes () No				
d. Nearest building: Distance _____ ft. Direction _____ Use _____				
e. In State Economic Development Zone? () Y (X) N				
f. Crops or livestock on site? () Y (X) N				
g. Documented fish or wildlife mortality? () Y (X) N				
h. Impact on special status fish or wildlife resource? () Y (X) N				
i. Controlled site access? (X) Y () N				
j. Exposed hazardous waste? (X) Y () N				
k. HRS Score _____				
l. For Class 2: Priority Category <u>I</u>				
13. SITE OWNER'S NAME Meadowbrook Realty Company		14. ADDRESS 80 Seaview Boulevard, Port Washington, NY		15. TELEPHONE NUMBER
16. PREPARER		17. APPROVED		
Signature <u>John B. Swartwout</u> Date <u>5-22-92</u>		Signature <u>Charles J. Ireland</u> Date <u>8/11/92</u>		
John B. Swartwout, Chief, Eastern Investigation Section Name, Title, Organization		Ass't Dir Name, Title, Organization		



STATE OF NEW YORK DEPARTMENT OF HEALTH

Center for Environmental Health

2 University Place

Albany, New York 12203-3399

Lorna McBarnette
Executive Deputy Commissioner

OFFICE OF PUBLIC HEALTH
Sue Kelly
Executive Deputy Director
William N. Stasiuk, P.E., Ph.D.
Center Director

July 3, 1992

JUL 10 1992

Mr. Earl Barcomb
Bureau of Hazardous Site Control
NYS Dept. of Environmental Conservation
50 Wolf Road - Room 220
Albany, New York 12233

RE: Listing package
NYU Labs, ID # 130513
Hempstead, Nassau County

Dear Mr. Barcomb:

My staff has reviewed the listing package for the NYU Labs site in Nassau County. We concur that the site should be added to the New York State Department of Environmental Conservation (NYS DEC) list of inactive hazardous waste disposal sites. There is sufficient evidence that hazardous wastes have been disposed at the site, that at least one environmental media (soil) is contaminated with hazardous waste, and that a potential threat to the Long Island sole-source aquifers exists.

The Nassau County Department of Health (NC DOH) has had significant involvement in the site investigation and the beginning of site cleanup. In our conversations with the NC DOH, and as evidenced in the listing package, the current owners of the site appear to be willing and anxious to properly investigate and remediate the site. Since the owners of the site have shown a willingness to quickly remediate the site, it is expected that NYS DEC, NC DOH, and my staff will work expeditiously to investigate and remediate the site.

If you have any questions, please contact Steve Bates of my staff at 513-459-6305.

Sincerely,

G. Anders Carlson, Ph.D.
Director
Bureau of Environmental Exposure
Investigation

dwrn/21850106

NEW YORK STATE DEPARTMENTS OF ENVIRONMENTAL CONSERVATION AND HEALTH
INACTIVE HAZARDOUS WASTE DISPOSAL SITE PRIORITY RANKING WORKSHEET

SITE # 100001 SITE NAME NYU Labs

- o Priority I - Top priority sites; supersede all others. Priority I can be assigned if any of the following criteria are met:

- a) A sole source or primary aquifer, or a public or private water supply is being contaminated or threatened, or ☒
- b) Human exposure to contaminants has been identified which represents a Significant Health risk as determined by DOH, or ☐
- c) There is a bioaccumulation of site contaminants in flora or fauna which results in a health advisory, or ☐
- d) Site contaminants are at levels that are acutely toxic to fish or wildlife or have caused documented fish or wildlife mortality, or ☐
- e) An expedient response could measurably reduce the threat to health or the environment, reduce the scope of a corrective action, or reduce potential remedial costs. ☐

- o Priority II - Important sites. Priority II can be assigned if any of the following criteria are met:

- a) A Class AA or a Class A surface water body or a principal aquifer is being contaminated or threatened; however, no existing water supply has been contaminated, or ☐
- b) There is a bioaccumulation of site contaminants in flora or fauna which results in advisory or actionable levels but below levels necessitating a health advisory, or ☐
- c) Site contaminants are at levels chronically toxic to fish/wildlife, or ☐
- d) Endangered, threatened or rare species, significant habitats, designated coastal zone areas or regulated wetlands are being impacted by releases from the site, or ☐
- e) The site is identified by the International Joint Commission (IJC) as a component in a Remedial Action Plan (RAP), or ☐
- f) The site is within a State Economic Development Zone or is targeted for local government supported development and the developer has expressed a willingness to enter into a consent order with DEC to finance investigation and remediation. ☐

- o Priority III - General Site Category. Priority III will be assigned unless one or more of the site prioritization criteria, specified above, apply to a site. When resources become available, after remedial needs for Priority I and II sites have been accommodated, remediation of sites under this category can be considered. ☐

COMMENT Sole source aquifer is threatened

Filled out by (Name) John Swartwout Date 5-22-92

CLASSIFICATION WORKSHEET

Site: NYU Labs County: Nassau Region: 1

1. Hazardous waste disposed? ☒ Y (to 2) ☐ N (Stop) ☐ U (Stop)

2. Consequential amount of hazardous waste? ☒ Y (to 3) ☐ N (Stop) ☐ U (to 3)

3. Part 375-1.4(a)(1) applies? ☐ N (to 4) ☐ U (to 4)

☒ Y (as checked below; Class 2; to 5)

- | | |
|---|--|
| ☐ a. endangered or threatened species | ☐ d. fish, shellfish, crustacea or wildlife |
| ☐ b. streams, wetlands or coastal zone | ☐ e. fire, spill, explosion or toxic reaction |
| ☐ c. bioaccumulation | ☐ f. proximity to people or water supplies |

4. Part 375-1.4(a)(2) applies? ☐ N (Cl 3; Stop) ☐ U (Cl 2a; Stop)

☒ Y (Class 2; to 5) Groundwater & soil contamination with PCBs, Methylene Chloride, and 1,2 Dichlorobenzene resulted from careless storing of containers said to contain solvents left on-site - 200-300 containers.

A. Manner of Disposal Solvents from on-site containers leaked to the soil via groundwater near the immediate research facility.

B. Nature of Soil 5. Factor(s) considered in making this determination: Due to its location (Long Island)
The site is most likely underlain by sand and gravel.

C. Level of Contaminants PCBs at 140 ppm in waste material, methylene chloride at 190 ppb and 1,2 dichlorobenzene at 120,000 ppb.

D. Migration of Wastes PCBs (up to 2,670 ppm in a test pit sample) and 1,2 Dichlorobenzene up to 1900 ppb in a test pit sample.
These same constituents were found in high levels in samples taken from the consolidated wastes prior to disposal.

E. Proximity of Site. Due to its location (Long Island) the site is directly underlain by a sole source aquifer.

SUMMARY

Consequential Hazardous Waste ☒ Yes ☐ No ☐ Unknown

Significant Threat ☒ Yes ☐ No ☐ Unknown

Proposed Classification 2 Site Number _____

7/20/92
Date

Cecilia Johnson Sum/Spe I
Signature and Title

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF HAZARDOUS WASTE REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL REPORT

CLASSIFICATION CODE: 2 REGION: 1 SITE CODE: 130061
EPA ID:

NAME OF SITE : NYU Labs
STREET ADDRESS: 425 Merrick Avenue
TOWN/CITY: Westbury COUNTY: Nassau ZIP: 11590

SITE TYPE: Open Dump- Structure-X Lagoon- Landfill- Treatment Pond-
ESTIMATED SIZE: 2 Acres

SITE OWNER/OPERATOR INFORMATION:

CURRENT OWNER NAME....: Meadowbrook Realty Company
CURRENT OWNER ADDRESS.: 80 Seaview Boulevard, Port Washington, NY
OWNER(S) DURING USE....: New York University
OPERATOR DURING USE....: New York University Labs
OPERATOR ADDRESS.....: 425 Merrick Avenue, Westbury, NY
PERIOD ASSOCIATED WITH HAZARDOUS WASTE: From unknown To 1990

SITE DESCRIPTION:

This site was formerly operated by New York University (NYU) as a research facility (Aerospace Energetics Laboratory, Fluidized Bed Combustion Research Facility, Antonio Ferri Laboratories, etc.). After NYU vacated the property in August 1990 it was discovered that 200-300 containers (ranging in size from 1 to 55 gallons) were situated at various locations throughout the property, including at least 150 55-gallon drums, stockpiled in a partially fenced storage area. Under order from Nassau County, the owner inventoried, consolidated, and properly disposed of the containerized wastes off-site. Follow-up investigation of stained soils indicate significant contamination by PCBs (up to 2,670 ppm in a test pit sample) and 1,2-Dichlorobenzene (up to 1900 ppb in a test pit sample). These same constituents were found in high levels in samples taken from the consolidated wastes prior to disposal.

TYPE	QUANTITY (units)
PCBs (B007 Waste)	unknown
1,2-dichlorobenzene (F002/U070 Waste)	unknown
Methylene chloride (F001/U080 Waste)	unknown

SITE CODE: 130061

ANALYTICAL DATA AVAILABLE:

Air- Surface Water- Groundwater-X Soil-X Sediment-

CONTRAVENTION OF STANDARDS:

Groundwater- Drinking Water- Surface Water- Air-

LEGAL ACTION:

TYPE...: Consent Order RI-FS State- X Federal-
STATUS: Negotiation in Progress- X Order Signed-

REMEDIAL ACTION:

Proposed- Under design- In Progress- Completed-
NATURE OF ACTION:

GEOTECHNICAL INFORMATION:

SOIL TYPE: sand

GROUNDWATER DEPTH: 15 feet

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

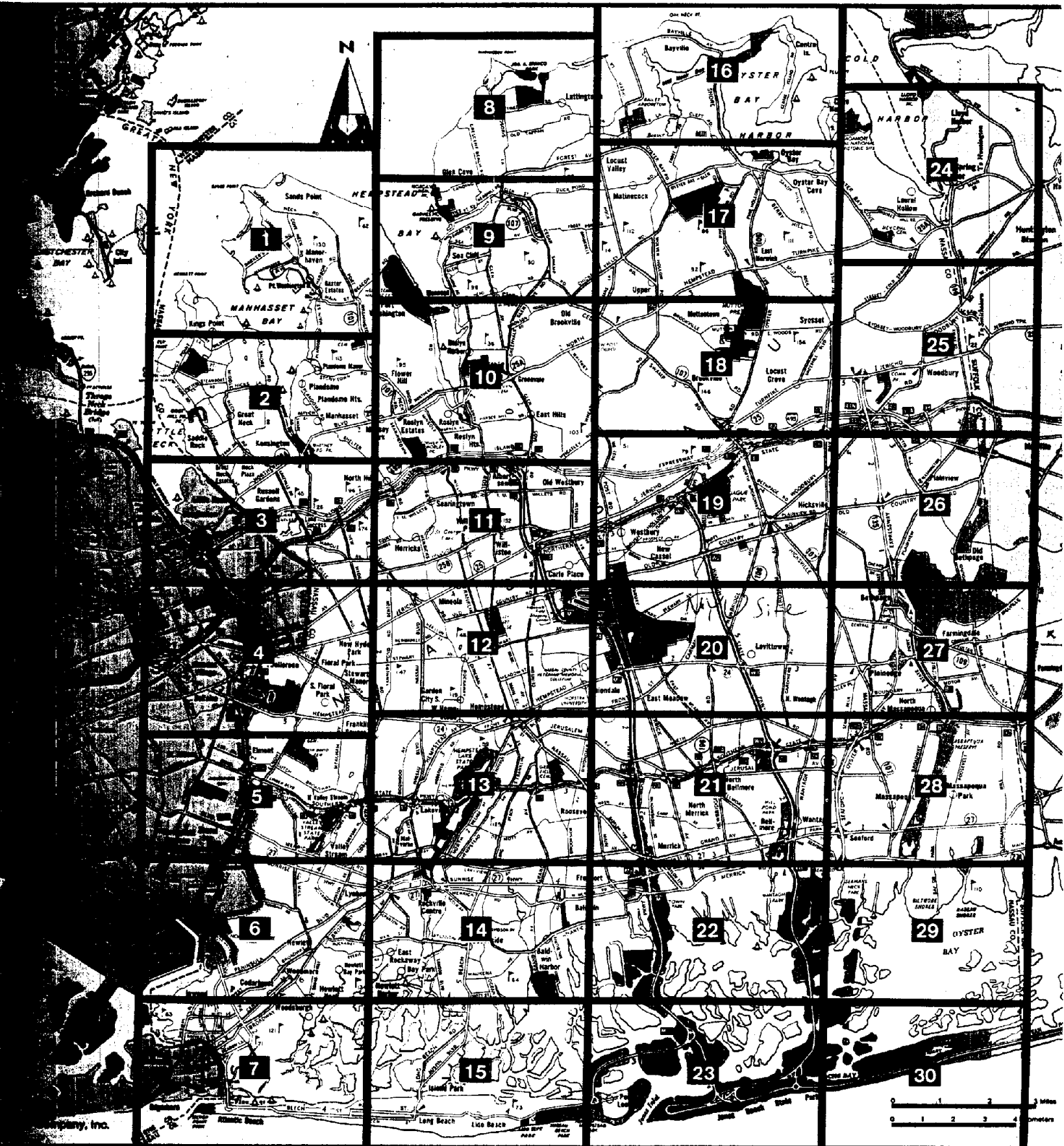
Impact on the sole source aquifer is likely due to very high levels of PCBs detected in soils on site, relatively shallow water table, and the sandy nature of the soil.

ASSESSMENT OF HEALTH PROBLEMS:

Soils on-site are contaminated with polychlorinated biphenyls (PCBs) and volatile organic compounds. The soil contamination suggests that groundwater may also be contaminated. A survey and sampling, as appropriate, of public and private wells in the vicinity of the site will be performed. Site access is restricted by a fence.

Key Map

Numbers in red squares refer to corresponding area map in the detailed street map set





M1

M2

M3

M4

ROOSEVELT

RACEWAY

NYU Site

MITCHELL PARK

NASSAU COUNTY VETERANS MEMORIAL COLISEUM

Park and Ride

UNIONDALE

HEMPSTEAD GENERAL HOSPITAL

(Main)

T1590

11

18

2

2

21

22

23

24

Prior to receiving the Nassau County Department of Health letter and upon CA RICH's advice, the Meadowbrook Realty Company had already instructed CA RICH to commence preliminary investigatory and remedial activities at the property. Thus, this interim progress report describes the conditions found at the property as evidenced during CA RICH's recent preliminary investigations on the site (May through July, 1991), and summarizes the ongoing and planned activities.

1.2 SITE

The 425 Merrick Avenue Site was previously occupied by New York University (NYU's Aerospace Energetics Laboratory, and the NYU-DOE Fluidized Bed Combustion Research Facility) and other research-related entities (i.e. Antonio Ferri Laboratories). New York University and other entities performing research activities at the Property operated at the Site prior to 1984, the date upon which Meadowbrook Realty Company purchased the Site. When Meadowbrook Realty Company purchased the Property, it took title subject to a lease with New York University which allowed New York University to continue its research-related activities at the Site. Preliminary information suggests that New York University and its related entities was performing research at the Site pursuant to grants provided by the United States Department of Energy. In 1990, after the Department of Energy stopped funding New York University's research, New York University vacated the premises. Since New York University left the Property, in August 1990, the Property has been unoccupied and not used for any purpose.

Today, the 'NYU Site' is unoccupied, secured, and subject to redevelopment plans. The waste characterization, consolidation, removals and associated environmental investigations required by the County are proceeding as expeditiously as possible under the general auspices of both the Nassau County Department of Health (Mineola) and NYSDEC.

1.3 ASSESSMENT OF THE CURRENT SITUATION

1.3.1 General Inspection

A relatively large building exists on the western half of the property with associated, abandoned, research-related structures and appurtenant utility piping throughout much of the property (eg; blue metallic spherical vacuum tank, fluidized bed coal combustion tower, pilot plant, etc.). Garbage, asbestos and demolition-type wastes were left sporadically on paved and unpaved areas throughout the site. The site is located along Merrick Avenue and is situated directly across from Eisenhower Park. It has been secured by a fully-surrounding chain-link fence and, since early May 1991, has been secured by a twenty-four hour per day guard hired by Meadowbrook Realty Company.

Approximately 200-300 containers, ranging in size from 1 to 55 gallons, were situated in organized and unorganized storage conditions throughout the property. Most of the larger containers were found outside and exterior to the existing laboratory building.

Many of the containers (approx. 100-200) were apparently abandoned as-is, either empty or containing unidentifiable waste materials. Of these, some of the 55-gal drums (at least 150 drums) were stockpiled in a somewhat organized fashion (some stacking) in a partially fenced storage area in the rear of the Facility. This area was situated along the central western side of the property adjacent to a service road to the Meadowbrook Parkway. Other drums were either clustered or intermittently abandoned elsewhere and throughout the property. These drums contained residual waste liquids (oils, unknowns, etc.) and demolition-related debris. Some drums and stockpiled containers were consolidated.

The interior of the main lab building was inspected by the Nassau County Department of Health, the Nassau County Department of Public Works, the New York State Department of Environmental Conservation, and CA RICH personnel. It was found to be mostly empty with numerous small containers left only in the basement and sub-basement areas. These containers included various substances ranging in content from marked liquids and solids to unidentifiable, unmarked liquids and solids. Approximately seven 55-gallon steel drums were found to contain an asbestos containing piping insulation that appeared to be from a previous asbestos abatement project.

1.3.2 Petroleum Storage Tanks

At the time of the inspection there were three aboveground storage tanks. Two small (275 gal.) tanks were utilized for the storage of kerosene and #2 Fuel Oil (since emptied and removed), and one remaining 6,000 gallon above-ground tank (enclosed in concrete) was utilized for building heating purposes.

A number of oil-related stains were observed on paved areas of the Site where some of the above-ground storage tanks had been situated (kerosene tanks), or where there had been clusters of drum storage. The observable stained areas were identified and either have, or are continuing to be investigated and sampled as part of ongoing diagnostic data-gathering efforts. There are no records of underground storage tanks (USTs) at this Site.

2.0 WASTE CHARACTERIZATION & PRELIMINARY SITE INVESTIGATION

2.1 GENERAL

At the time of this writing (July, 1991), the initial two compliance items stipulated in Nassau County's Order (ie; the waste inventory and the follow-up preliminary site investigations to define areas of spillage) have either already been completed, or are presently ongoing.

2.2 WASTE CONSOLIDATION & INVENTORY

The waste consolidation, characterization, inventory and staging activities were based upon initial site inspections by the Property Owners and CA RICH personnel.

McMILLAN, RATHER, BENNETT & RIGANO, P.C.

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BARRY S. COHEN
ROBERT C. CREIGHTON
RICHARD A. FOGEL
FRANK J. LOURENCO

November 23, 1992

Via Telecopier & Regular Mail

Alice M. McCarthy, Esq.
Assistant Counsel/Director
White Plains Field Unit
Division of Environmental Enforcement
New York State Department of
Environmental Conservation
202 Mamaroneck Avenue
Room 304
White Plains, New York 10601-5381

Re: "NYU Labs" Site; #1-30-513

Dear Ms. McCarthy:

In response to your request, this letter sets forth the names of the adjacent property owners. Immediately north of the site is an office building which we believe is owned by The Rodolitz Organization. The street address of that office building is 1600 Stewart Avenue, Westbury, New York. The property owner and/or occupant immediately south of the site is The Olsten Corporation. The street address of that property is One Merrick Avenue, Westbury, New York. The Meadowbrook Parkway, which we understand is owned and operated by the State of New York, runs along the western boarder of the site. Finally, to the east of the site, across Merrick Avenue, is Eisenhower Park, which is owned and/or operated by the County of Nassau.

If you have any questions regarding the information provided in this letter, please do not hesitate to call the undersigned directly at (516) 694-2117.

Sincerely,


Barry S. Cohen

BSC/mev

27 1992