

Mr. Henry Wilkie
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New York State Department of Environmental Conservation
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Subject:
Soil Management and Reuse Plan
Former Gulf Terminal Site, Oceanside, New York
NYSDEC Site # 130165

ENVIRONMENT

Dear Mr. Wilkie:

Date:
December 10, 2015

This Soil Management and Reuse Plan is submitted to present the process by which soil to be excavated at this site in conjunction with property re-development activities will be managed, characterized, reused onsite or disposed of offsite. Excavated soil removed for site development activities may be acceptable for re-use under the appropriate conditions. The purpose of this letter is to detail the proposed soil management plan to allow the reuse of excavated soil as backfill, to the extent practicable.

Contact:
William McCune

Phone:
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The property re-development activities to be completed by the current property owner, Coremark Group Holdings, will involve limited excavations into the subsurface to facilitate installation of foundations, underground storage tanks, storm water management systems, and utilities associated with the construction of a planned Costco Wholesale Corporation facility store which will include a retail gasoline station and parking lot on the property.

Email:
William.McCune@arcadis.com

Our ref:
B0047517.0017.00008
#2.04

Potential On-Site Reuse of Soil

Consistent with NYSDEC expectations, soil that has been segregated as potential impacted would be considered for reuse according to relevant DER 10 Guidance as summarized in *Table 5.4 (e) 4 Reuse of Soil* and *Table 5.4(e) 10 Recommended Number of Soils Samples for Soil Imported To or Exported from a Site*.

For the purposes of soil management, Applicable Use criteria as referenced in row two of the table below are defined as the Part 375 Commercial Use Soil Cleanup Objections (SCOs) based on the redevelopment of the site into a commercial facility and consistent with the cleanup objectives previously established by NYSDEC for this site.

Groundwater Protection and Ecological Resource SCGs are not applicable given groundwater use is prohibited and future land use is limited to commercial industrial purposes by institutional controls that are currently in place. Site development currently underway will also result in the site being covered by buildings, pavement, and/or landscaping.

Table 5.4(e)4 Reuse of Soil [for Paragraph 5.4(e)4]		
Soil on the Site Meets:	Reuse on the Site:	Off-site Export & Reuse:
Unrestricted Soil SCGs	Without restrictions	Without restrictions
Meets the Applicable Use-based and Groundwater Protection SCG and where Appropriate Protection of Ecological Resources Soil SCGs for a Site w/ an IC & SMP.	In the soil cover/cap or as backfill within the area of the site subject to the IC.	Not Allowed, unless going to a site with IC subject to a 6 NYCRR Part 360 Beneficial Use Determination (BUD).
Meets Site-Specific Background Soil Levels.	Without restrictions. (Does not apply to sites in the BCP.)	Not Allowed, unless going to a site with IC subject to a 6 NYCRR Part 360 BUD.
Site-specific cleanup goals for subsurface soil	Placement below the soil cover/cap within the area of the site subject to the IC.	Not Allowed, unless going to a site with IC subject to a 6 NYCRR Part 360 BUD.

Table 5.4(e)10			
Recommended Number of Soil Samples for Soil Imported To or Exported From a Site			
Contaminant	VOCs		SVOCs, Inorganics & PCBs/Pesticides
Soil Quantity (cubic yards)	Discrete Samples	Composite	Discrete Samples/Composite
0-50	1	1	3-5 discrete samples from different locations in the fill being provided will comprise a composite sample for analysis
50-100	2	1	
100-200	3	1	
200-300	4	1	
300-400	4	2	
400-500	5	2	
500-800	6	2	
800-1000	7	2	
➤ 1000	Add an additional 2 VOC and 1 composite for each additional 1000 Cubic yards or consult with DER		

PCBs and Pesticides have not been identified as constituents of concern at this site; therefore, the soil will not require analysis for these parameters:

- If the excavated soil does not exhibit evidence of impacts above the Restricted Use Soil Cleanup Objectives (SCOs) based on analytical testing, it will be considered acceptable for on-site reused.
- If the excavated soil does exhibit evidence of impacts above the Restricted Use SCOs based on analytical testing, it will be segregated, analyzed, and profiled for appropriate off-site disposal at an appropriate facility.

Mr. Henry Wilkie
December 10, 2015

As the lead regulatory agency for this site, NYSDEC approval of this Soil Management and Reuse Plan is requested.

If you have any questions regarding or require further information, please do not hesitate to contact us.

Sincerely,

Arcadis of New York, Inc.



William T. McCune
Principal Geologist

Copies:

Edward Jaten, Coremark Group Holdings
Louis Lagios, Nike Equities
Edward Redfield, PetroScience
Christopher Gill, Cumberland Gulf Group of Companies
Pete Cagnetta, CEMC