



FACT SHEET

State Superfund Program

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

Site Name: Elks Plaza
DEC Site #: 130193
Address: 189 W. Merrick Road
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, 3/5/2014 at 7:30 PM
Freeport Memorial Library, 144 W Merrick Rd, Freeport, NY 11520
NYSDEC invites you to a public meeting to discuss the no further action 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 Elks Plaza site ("site") located at 189 W. Merrick Road, 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."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **February 21, 2014** through **March 23, 2014**. 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.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

1. Sub Slab Depressurization System (SSDS)

In an effort to mitigate the elevated levels of VOCs that exist in soil vapor beneath the floor slab of a tenant unit located in Elks Plaza, a SSDS was installed in 2012 and is currently operating. The proposed remedy for the site includes continued operations of the SSDS to mitigate the potential for soil vapor intrusion to impact the indoor air of a tenant unit and the

other retail establishments in the building.

2. A Site Management Plan that includes:

- a. Institutional/Engineering Control Plan that identifies all use restrictions and engineering controls for the site ;
- b. Periodic sampling and evaluation of the on-site groundwater;
- c. Monitoring of the sub-slab vapor and indoor air of the basement of the building to the west; and
- d. Environmental Easement.

Summary of the Investigation

Soil, groundwater, and soil vapor were collected at the Elks Plaza Site as part of the Remedial Investigation, conducted between 2012 to 2014. Based upon this investigation and previous investigations, the primary contaminants of concern (COCs) are tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene (DCE). This contamination is most likely attributable to leaking dry cleaning fluid from the former dry cleaning machine.

Soil samples exhibited very low levels of the COCs, below NYSDEC standards. Site related contaminants were found in the groundwater slightly exceeding the groundwater standards.

Off-site sub-slab soil vapor and indoor air samples were collected from the building to the west of the site. Based on an evaluation of the data, monitoring is recommended for the basement maintenance room to confirm that additional actions to address the potential for exposure are not needed. Additional soil vapor samples did not indicate the need for further monitoring around the site.

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.

Institutional and Engineering Controls

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls have been or will be put in place on the site:

- Institutional Control/Engineering Control Plan
- Environmental Easement
- Site Management Plan

The following engineering controls have been or will be put in place on the site:

- Vapor Mitigation

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

Location: The Elks Plaza site is located in a mixed commercial and residential area at 157-189 W. Merrick Road in Freeport, Nassau County approximately ¼ mile south of the Sunrise Highway. The property is bounded by Merrick Road to the north and commercial lots to the south, east, and west.

Site Features: This site is a tenant unit (approximately 0.22 acres) located in the southwest corner of an L-shaped, one-story concrete strip mall and the parking area to the south and west of that space. The main building is constructed with a partial basement (used for parking) which underlies only the southern portion of the structure. The building is surrounded by parking lot on all sides on the property.

Current Zoning/Use: The site is an active laundromat (no dry-cleaning) and is zoned commercial. The surrounding parcels are zoned commercial and residential. There is a residential apartment building immediately southwest of the site and a school located to the west.

Past Use of the Site: Review of the available historical records indicate the subject property was initially developed with residential dwellings and sheds from at least 1910 to 1925. From 1928 to 1980 the subject property maintained a structure utilized by the Elks Club. The site is a former dry cleaner built in 1984, that was operated from 1985 to 1996.

The space is currently a laundromat (no dry-cleaning). Phase I and II Environmental Site Assessments (ESAs) were conducted in 2006 prompted by a financial transaction for the property. Results from the Phase II ESA indicated tetrachloroethene (PCE) in the groundwater on-site. A Preliminary Site Assessment (PSA) was completed in March 2010. A Supplemental Soil Vapor Study was completed in June 2010. The site was listed as Class 2 on the State's Registry of Inactive Hazardous Waste Disposal Sites in April 2011. Subsequently, an Order on Consent was negotiated between the Responsible Party and the Department.

Site Geology and Hydrogeology: The site is situated at an elevation of approximately 20-feet above mean sea level in the Village of Freeport, Town of Hempstead, Nassau County. The subsurface geology consists primarily of sand with some gravel and silt. The slope on-site is flat. Surface runoff is controlled by gently sloping pavement towards on-site storm drains. The regional topography slopes downward in a southern direction, toward Randall Bay. Groundwater flow is to the south by southeast at a depth of 12 ft below ground surface.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=130193>

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: Hope Schnee
144 W. Merrick Road
Freeport, NY 11520
phone: 516-379-3274
(hschnee@freeportlibrary.info)

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/8431.html>

Who to Contact

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

Project Related Questions

Melissa Sweet
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9614
mlsweet@gw.dec.state.ny.us

Site-Related Health Questions

Renata Ockerby
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza Corning Tower 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.

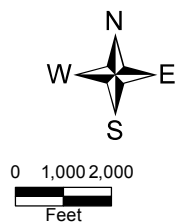
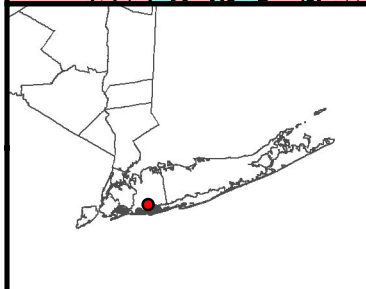
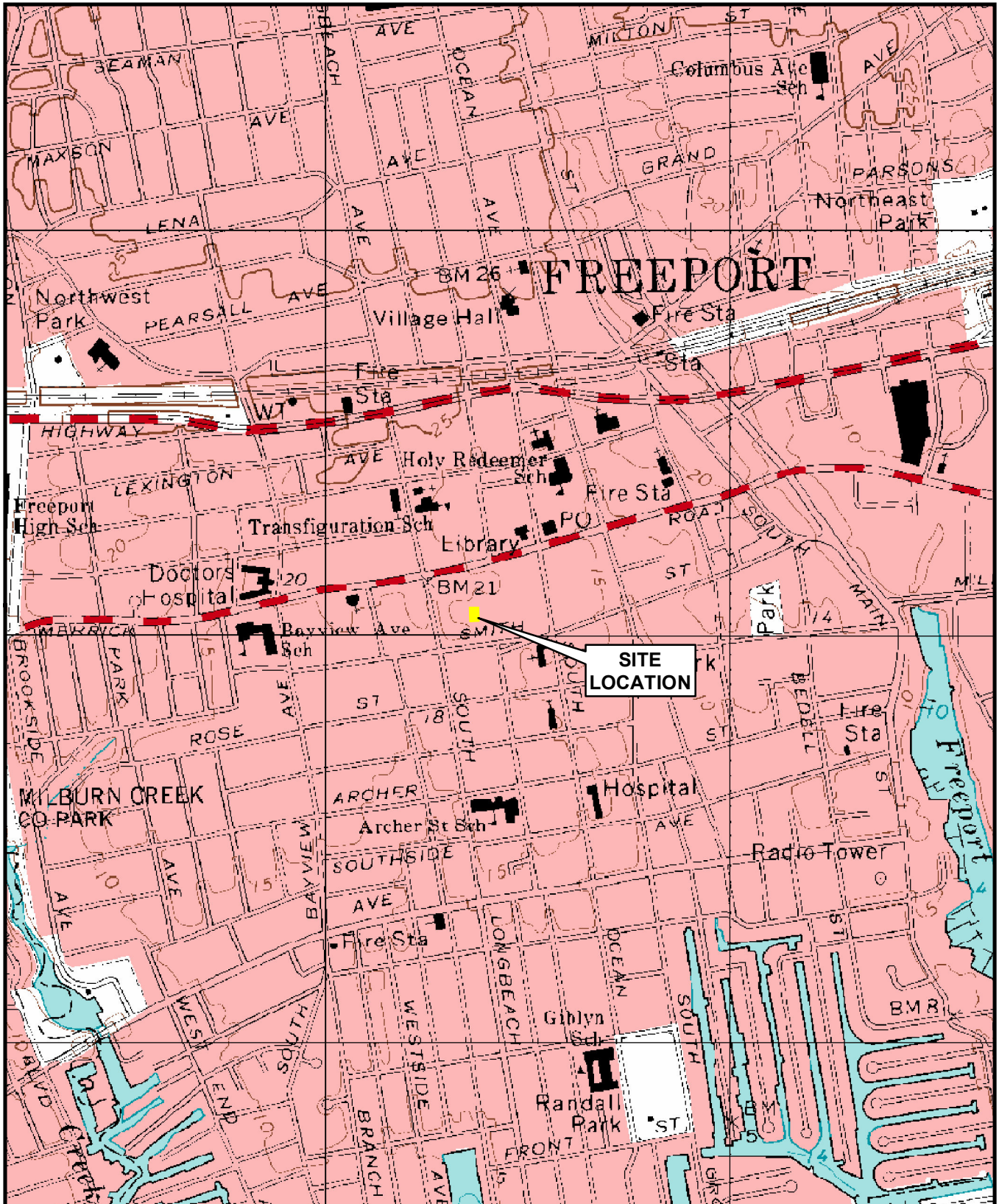


Figure 1
 Site Location Map
 Elks Plaza
 Town of Freeport, Nassau County
 Site No. 130193

