



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

NYSDEC Announces Reclassification of Site on Superfund Registry; Certifies Cleanup Requirements Achieved at State Superfund Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Elks Plaza site ("site") located at 189 W. Merrick Road, Freeport, Nassau County under New York's State Superfund Program have been or will be met. Please see the map for the site location.

NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion regarding the site. A copy of the report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

The cleanup activities were performed by Elks Plaza LLC with oversight provided by NYSDEC.

Completion of Project

Following site cleanup, NYSDEC reclassified the site from Class 2 (significant threat to public health or environment - action required) to Class 4 (site properly closed – requires continued management) for the following reason(s):

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.

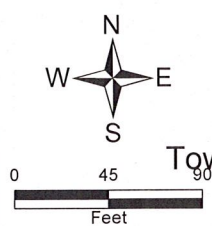
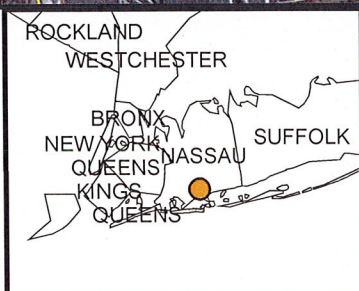


Figure 1 **Site Location Map** Elks Plaza

Town of Hempstead, Nassau County
 Site No. 130193



Final Engineering Report Approved

The NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

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:

- Environmental Easement
- Site Management Plan

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

- Vapor Mitigation

Next Steps

With its receipt of a Certificate of Completion, the remedial party is eligible to redevelop the site. In addition, the remedial party has no liability to the State for contamination at or coming from the site, subject to certain conditions.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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. A Remedial Investigation both on-site and off-site was conducted between 2010 and 2012. A Soil Vapor Extraction system was installed in 2012 and later converted to a sub-slab depressurization system following a successful decrease in COC concentrations on-site.

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/external/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)

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
518-402-9620
melissa.sweet@dec.ny.gov

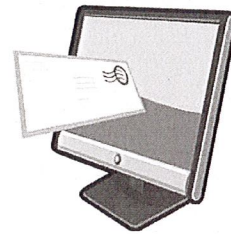
Site-Related Health Questions

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.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.

Honorable Robert Kennedy
Mayor
Village of Freeport
46 N. Ocean Avenue
Freeport, NY 11520

Honorable Edward P. Mangano
Nassau County Executive
1550 Franklin Avenue
Mineola, NY 11501

Ms. Maureen O'Connell
Nassau County Clerk
240 Old Country Road
Mineola, NY 11501

Honorable Lawrence Eisenstein, M.D.
Commissioner
Nassau County Health Department
200 County Seat Drive
Mineola, NY 11501

Suzanne M. Avena
Garfunkel, Wild, & Travis, P.C.
111 Great Neck Road, Suite 503
Great Neck, NY 11021

Director
Hi-Hello Child Care Center
212 South Ocean Avenue
Freeport, NY 11520

Jade Garden Chinese Food
173 W. Merrick Rd.
Freeport, NY 11520

Carotenuto & Yanover Business Service
140 S. Long Beach Ave.
Freeport, NY 11520

Current Occupant
163 S. Long Beach Ave.
Freeport, NY 11520

Nassau Police Conference, Inc.
140 S. Long Beach Ave.
Freeport, NY 11520

Honorable Dorothy L. Goosby
Town Council
Town of Hempstead
Town Hall
1 Washington Street
Hempstead, NY 11550

Joseph DeFranco
Nassau County Department of Health
200 County Seat Drive
Mineola, NY 11501

Honorable Shila Shah-Gavnoudias, P.E.
Commissioner
Nassau Co. Department of Public Works
1194 Prospect Avenue
Wesbury, NY 11590

Superintendent
Village of Freeport
Water Department
46 N. Ocean Avenue
Freeport, NY 11520

Director
Freeport Memorial Library
West Merrick Road and S. Ocean Ave.
Freeport, NY 11520

NY Elite Limousine
165 W. Merrick Rd.
Freeport, NY 11520

99c Super Discount Store
173 W. Merrick Rd.
Freeport, NY 11520

Current Occupant
148 S. Long Beach Ave.
Freeport, NY 11520

Healthcare Automation Services
140 S. Long Beach Ave.
Freeport, NY 11520

Aai American Agency, Inc.
140 S. Ocean Ave.
Freeport, NY 11520

Honorable Kate Murray
Supervisor
Town of Hempstead
Town Hall
1 Washington Street
Hempstead, NY 11550

Susan King
Nassau County Department of Health
200 County Seat Drive
Mineola, NY 11501

Nassau County Director
Of Environmental Coordination
1550 Franklin Avenue
Mineola, NY 11501

George Tsillogianis
Elks Plaza LLC
28 Campbell Drive
Dix Hills, NY 11746

Mr. Kishore Kuncham, Ed.D.
Superintendent of Schools
Freeport Public Schools
58 W. Seaman Avenue
Freeport, NY 11520

Bank of America
189 W. Merrick Rd.
Freeport, NY 11520

Blue Star Restorations, Inc.
172 S. Long Beach Ave.
Freeport, NY 11520

Current Occupant
171 S. Long Beach Ave.
Freeport, NY 11520

Current Occupant
160 S. Long Beach Ave.
Freeport, NY 11520

Current Occupant
161 S. Ocean Ave.
Freeport, NY 11520

Current Occupant
131 S. Ocean Ave.
Freeport, NY 11520

Appelgate Ray D Agency, Inc.
140 S. Ocean Ave.
Freeport, NY 11520

Canale & Tellekamp Cpas
140 S. Ocean Ave.
Freeport, NY 11520

Current Occupant
155 S. Ocean Ave.
Freeport, NY 11520

Current Occupant
157 S. Ocean Ave.
Freeport, NY 11520

Current Occupant
157 S. Ocean Ave.
Freeport, NY 11520

Current Occupant
140 S. Ocean Ave.
Freeport, NY 11520

Superintendent
150 S. Ocean Ave.
Freeport, NY 11520

Current Occupant
155 S. Ocean Ave.
Freeport, NY 11520

Current Occupant
185A W. Merrick Rd.
Freeport, NY 11520

Superintendent
190 W. Merrick Rd.
Freeport, NY 11520

Allstate Insurance Companies
149 W. Merrick Rd.
Freeport, NY 11520

Anywhere A Locksmith Service
187 W. Merrick Rd.
Freeport, NY 11520

Babu Wine and Liquor
169 W. Merrick Rd.
Freeport, NY 11520

Current Occupant
155 W. Merrick Rd. Ste. 202
Freeport, NY 11520

Best Idea Incorporated
147 W. Merrick Rd.
Freeport, NY 11520

Casa Global Realty Corp.
126 W. Merrick Rd.
Freeport, NY 11520

Current Occupant
151 W. Merrick Rd.
Freeport, NY 11520

Citibank
180 W. Merrick Rd.
Freeport, NY 11520

Current Occupant
149 W. Merrick Rd.
Freeport, NY 11520

Ebony Beauty Supply
171 W. Merrick Rd.
Freeport, NY 11520

Eye World Optical, Inc.
185 W. Merrick Rd.
Freeport, NY 11520

Current Occupant
181 W. Merrick Rd.
Freeport, NY 11520

First Residential Mortgage Service
126 W. Merrick Rd.
Freeport, NY 11520

Freeport Gulf Station
131 W. Merrick Rd.
Freeport, NY 11520

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

Freeport Novelty Corp
183A W. Merrick Rd.
Freeport, NY 11520

Gina Lennon Associates Inc
190 W. Merrick Rd. Apt. 4R
Freeport, NY 11520

Joint Healthcare Professional S
201 W. Merrick Rd.
Freeport, NY 11520

Living Natural
177 W. Merrick Rd.
Freeport, NY 11520

Malone Tauber & Sohn P C
147 W. Merrick Rd.
Freeport, NY 11520

Current Occupant
155 W. Merrick Rd. Ste. 204
Freeport, NY 11520

Current Occupant
155 W. Merrick Rd. Ste. 204
Freeport, NY 11520

McDonald's Restaurant
157 W. Merrick Rd.
Freeport, NY 11520

Morshe Bagles, Inc.
177 W. Merrick Rd.
Freeport, NY 11520

Nassau Johren's Registry Agency
147 W. Merrick Rd.
Freeport, NY 11520

New York Physical Therapy PC
131 W. Merrick Rd.
Freeport, NY 11520

Northeast Atlantic Consulting
147 W. Merrick Rd.
Freeport, NY 11520

The One Food Court
177 W. Merrick Rd.
Freeport, NY 11520

John A. Ostuni, MD
155 W. Merrick Rd.
Freeport, NY 11520

Raimo's Pizza & Restaurant
187A W. Merrick Rd.
Freeport, NY 11520

Remax Action
147 W. Merrick Rd.
Freeport, NY 11520

Superintendent
200 W. Merrick Rd.
Freeport, NY 11520

South Nassau Internal Medicine Assocs
155 W. Merrick Rd. Ste. 101
Freeport, NY 11520

South Shore Medical & Rehabilitation
175 W. Merrick Rd.
Freeport, NY 11520

Summit Dental
147 W. Merrick Rd.
Freeport, NY 11520

Current Occupant
155 W. Merrick Rd. Ste. 202
Freeport, NY 11520

Woodward Mental Health Center
201 W. Merrick Rd.
Freeport, NY 11520

Xtc Salon, Inc.
179 W. Merrick Rd.
Freeport, NY 11520

Five Star Nail
183 W. Merrick Rd.
Freeport, NY 11520

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
C. Bethoney, NYSDOH Regional Chief
R. Ockerby, NYSDOH Project Manager
L. Ennist, DER, Bureau of Program Management
J. Swartwout, Chief, Section C
M. Sweet, Project Manager
S Heigel, Site Control Section