NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION

SITE INVESTIGATION INFORMATION

1. SITE NAME	2. SITE NUMBER	3. CITY/VILLAGE	4. COUNTY
Zoe Chemical Co.	130211	New Hyde Park	Nassau

5. REGION 1

6. BCP ☐ ERP ☐ SPILL ☐ SUPERFUND ☐ If Superfund: Current ___ Proposed P Modification

7. LOCATION OF SITE

a. Quadrangle Lynbrook (Figure 1) b. Site Latitude 40° 44' 35.9" Site Longitude -73° 40' 23.7"

c. Tax Map Numbers 8-189-1 to 12 & 42 to 73 d. Site Street Address 1801 Falmouth Avenue, New Hyde Park, Nassau County, New York

8. BRIEFLY DESCRIBE THE SITE

The site consists of a one-story masonry structure built in 1962 that covers 44,800 square feet of the western portion of the site (Figure 2, Table 1). The site is zoned commercial and presently being utilized by Pro Build as a lumber yard. The eastern portion of the site is presently paved and used for lumber storage. Previous operations were performed by Zoe Chemical Co. and CDC Products Corp., which handled chemicals (1,1,1-trichloroethane [TCA], ammonia, tetrachloroethene, cleaners, etc…) as part of processes on-site as indicated in the EPA Toxics Release Inventory and Nassau County Department of Health (NCDOH) records. Chemicals were stored inside the building according to NCDOH records as well as within the paved area according to Sanborn maps from 1969 and 1980 (Figure 3 and 4). The site is located in a mixed use area (Figure 5). A production well field for the Water Authority of Western Nassau County borders the site to the north as do athletic fields for the Memorial High School, which is located 500 feet to the west. The site is bounded by Falmouth Avenue to the south and Gould Street to the west. A recharge basin is located approximately 40 feet west of the site.

a. Area 2.02 acres b. Completed: ( ) Financial Assessment ( ) PSA ( ) IRM ( )RI/FS ( ) Construction ( ) O&M ( )Other:

9. HAZARDOUS WASTE DISPOSED (Include EPA Hazardous Waste Numbers)

1,1,1 trichloroethane (F002) and degradation products were detected in groundwater and soil vapor.

10. ANALYTICAL DATA AVAILABLE (X)Air (X)Groundwater ( )Surface Water ( )Sediment (X)Soil ( )Waste ( )Leachate ( )EPTox ( )TCLP

Contravention of Standards or Guidance Values:

Based upon data collected from a plume trackdown elevated concentrations of volatile organic compounds were detected immediately down-gradient of the site in April 2010. A summary of the detections is provided below:

Soil: Field screening identified soil contamination, but laboratory analysis detected limited contamination at concentrations below unrestricted use.

Groundwater: A shallow groundwater sample from 20 feet below ground surface at location GW-05A detected trichloroethene (TCE), TCA, 1,1-dichloroethane (DCA), chloroethane, toluene, and xylene at 160 micrograms per liter (ug/l), 230 ug/l, 600 ug/l, 3,400 ug/l, 1,200 ug/l, and 480 ug/l, respectively. The groundwater standard for each of these contaminants is 5 ug/l. Samples collected every 10 feet from an adjacent point, identified as GW-05, detected lower concentrations from 25 to 85 feet below ground surface. TCA is known to naturally attenuate to DCA and chloroethane. The location of the sample point GW-05 is presented on Figure 6 and analytical results are summarized on Table 2.

Soil Vapor: A soil vapor sample, identified as SV-05, was collected near GW-05A and detected TCA, DCA, chloroethane, vinyl chloride, and xylene at 350 micrograms per cubic meter (ug/m^3), 330 ug/m^3, 100,000 ug/m^3, 1,900 ug/m^3, and 4,400 ug/m^3, respectively. The location of the sample point is presented on Figure 3 and analytical results are summarized on Table 3.

11. CONCLUSION

Due to the historical operations and detected contaminants immediately down-gradient of the site, further investigation is warranted. A site characterization is recommended to determine if significant contamination is present at the site and if the contamination poses a significant threat to public health and/or the environment. Full TCL/TAL sampling of soil and groundwater would be necessary due to the various chemicals used and monitoring wells are recommended to understand the hydrology as the adjacent well field and recharge basin likely influence groundwater dynamics. Sub-slab soil vapor samples are warranted to determine if a source is present beneath the building.

If Institutional Controls are Required: describe: ***If so, are they documented? Y ( ) N ( )***

12. SITE DATA

a. Nearest Surface Water: Distance 150 ft. Direction west ID & Classification recharge basin

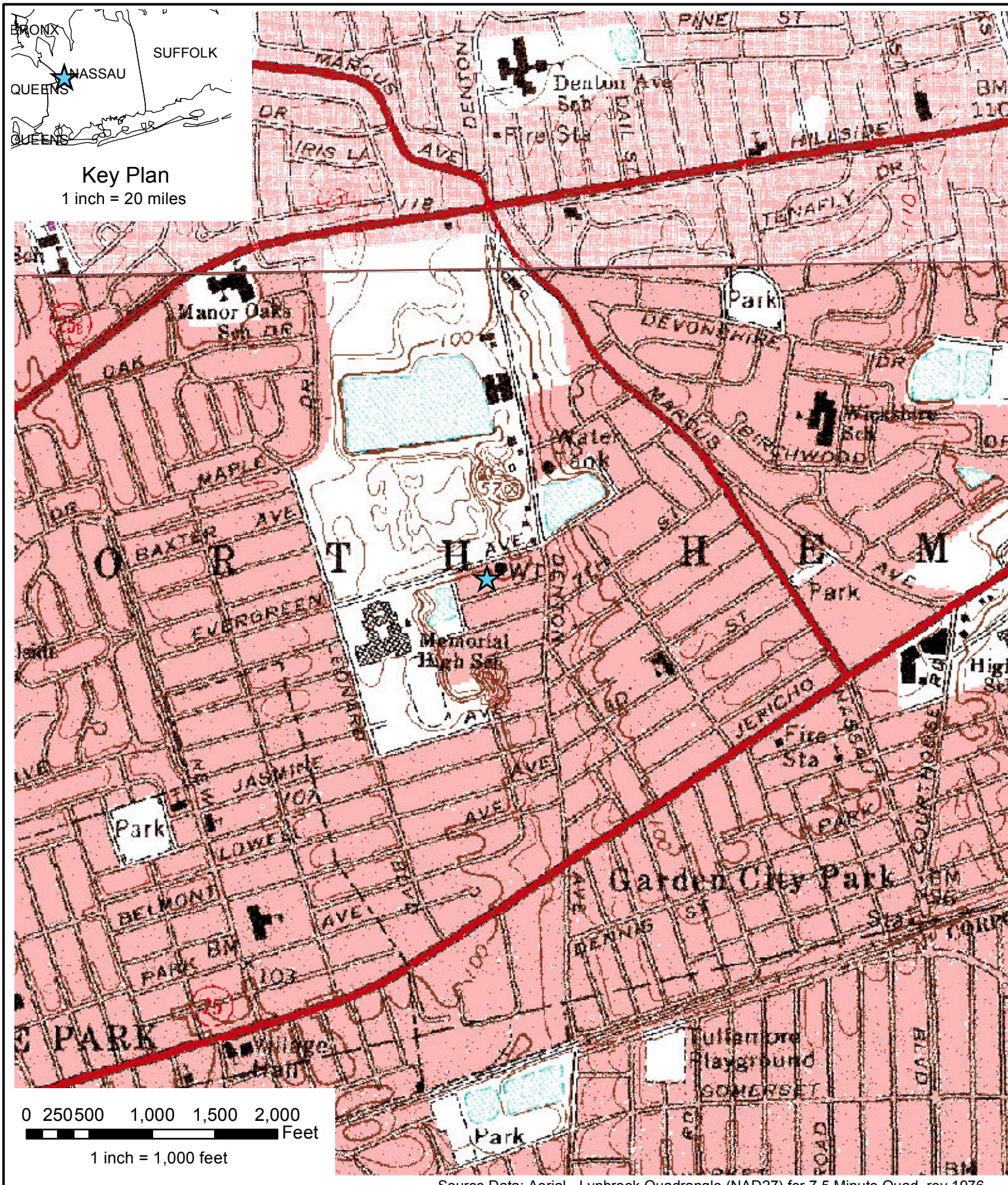
b. Nearest Groundwater: Depth 20 ft. Flow Direction southwest (X)Sole Source ( )Primary ( )High Yield ( ) Low Yield ( ) Non Yield

c. Nearest Water Supply: Distance 75 ft. Direction north Active (X) Yes ( ) No Character:

d. Nearest Building: Distance 15 ft. Direction north Use production well field

e. Documented fish or wildlife mortality?	( )Y	(X)N	h. Exposed hazardous waste?	( )Y	(X)N
f. Impact on special status fish or wildlife resource?	( )Y	(X)N	i. EPA ID # _____	HRS Score	___
g. Controlled Site Access?	( )Y	(X)N	j. Site Priority Ranking Score	___	

13. SITE OWNER'S NAME	14. ADDRESS	15. TELEPHONE
Seaboard Estates Inc.	1 Jericho Turnpike, New Hyde Park, NY 11040	



Source Data: Aerial - Lynbrook Quadrangle (NAD27) for 7.5 Minute Quad, rev 1976

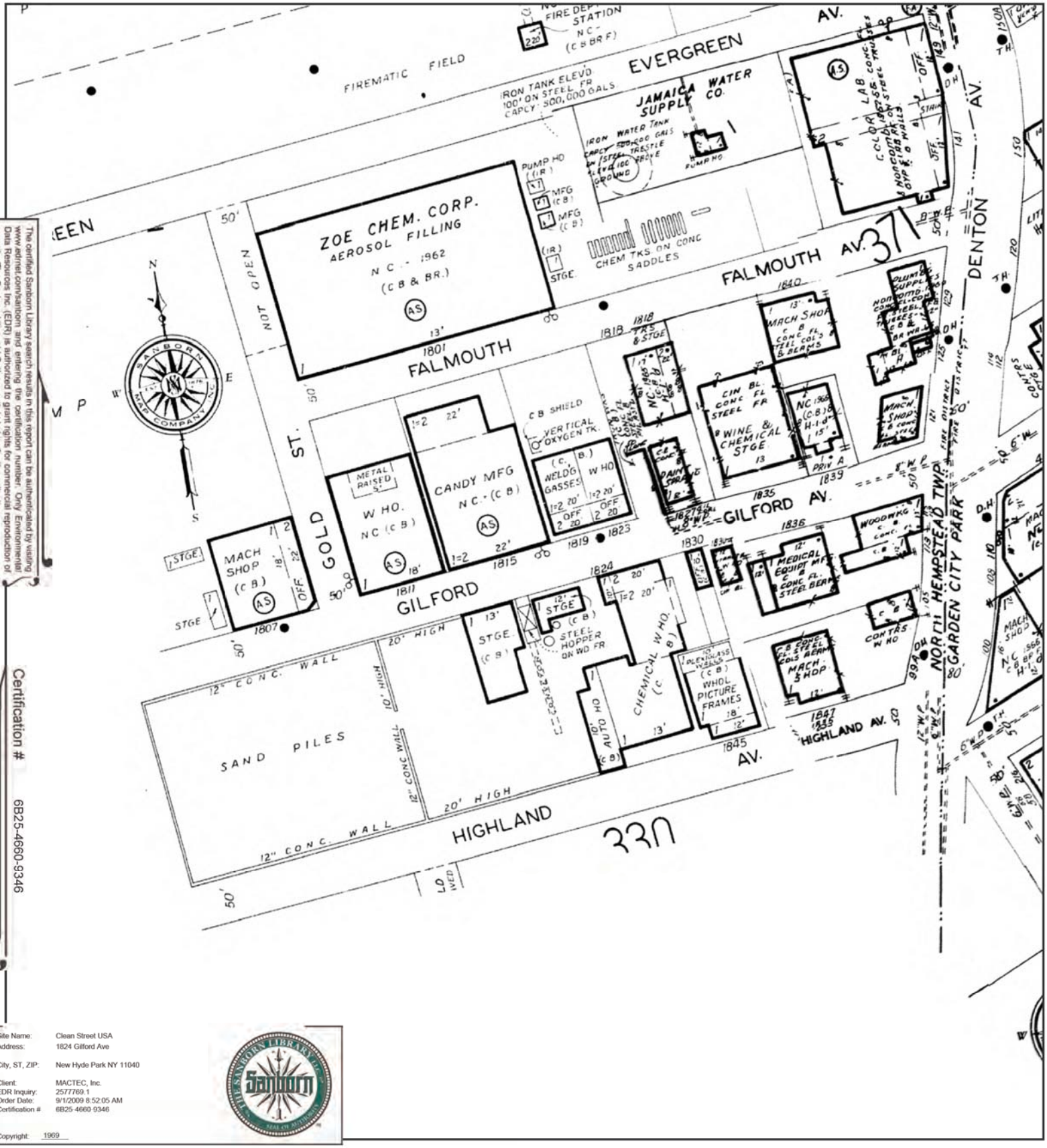
New York State Department of Environmental Conservation
Figure 1: Site Location Map
Zoe Chemical Co.
Port Washington, Nassau County, New York

N


EVERGREEN AVE
FALMOUTH AVE
GILFORD AVE
GOULD ST
DENTON AVE
8TH
7TH ST
North New Hyde Park
Garden City
683
675
676
35
77
20
16
12
10
9
8
7
5
4
2
78
42
46
47
48
52
54
58
57
59
70
68
66
65
92
33
27
29
30
49
51
53
91
36
39
41
44
23 24 25
26
28
31 32
1
3
6
61
60
58
55
50
75
74
11
13
14
15
17
19
21
22
71
73
72
69
34
37
38
40
43
45
62
63
64
67
18
200
159
0
193ft
(C) Nassau County Geographic Information System

Figure 2

1969 Certified Sanborn Map



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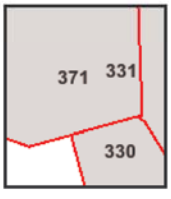
Certification # 6B25-4660-9346

Site Name: Clean Street USA
Address: 1824 Gilford Ave
City, ST, ZIP: New Hyde Park NY 11040

Client: MACTEC, Inc.
EDR Inquiry: 2577769.1
Order Date: 9/1/2009 8:52:05 AM
Certification #: 6B25 4660 9346

Copyright: 1969

This Certified Sanborn Map combines the following sheets (thumbnails on page 3).



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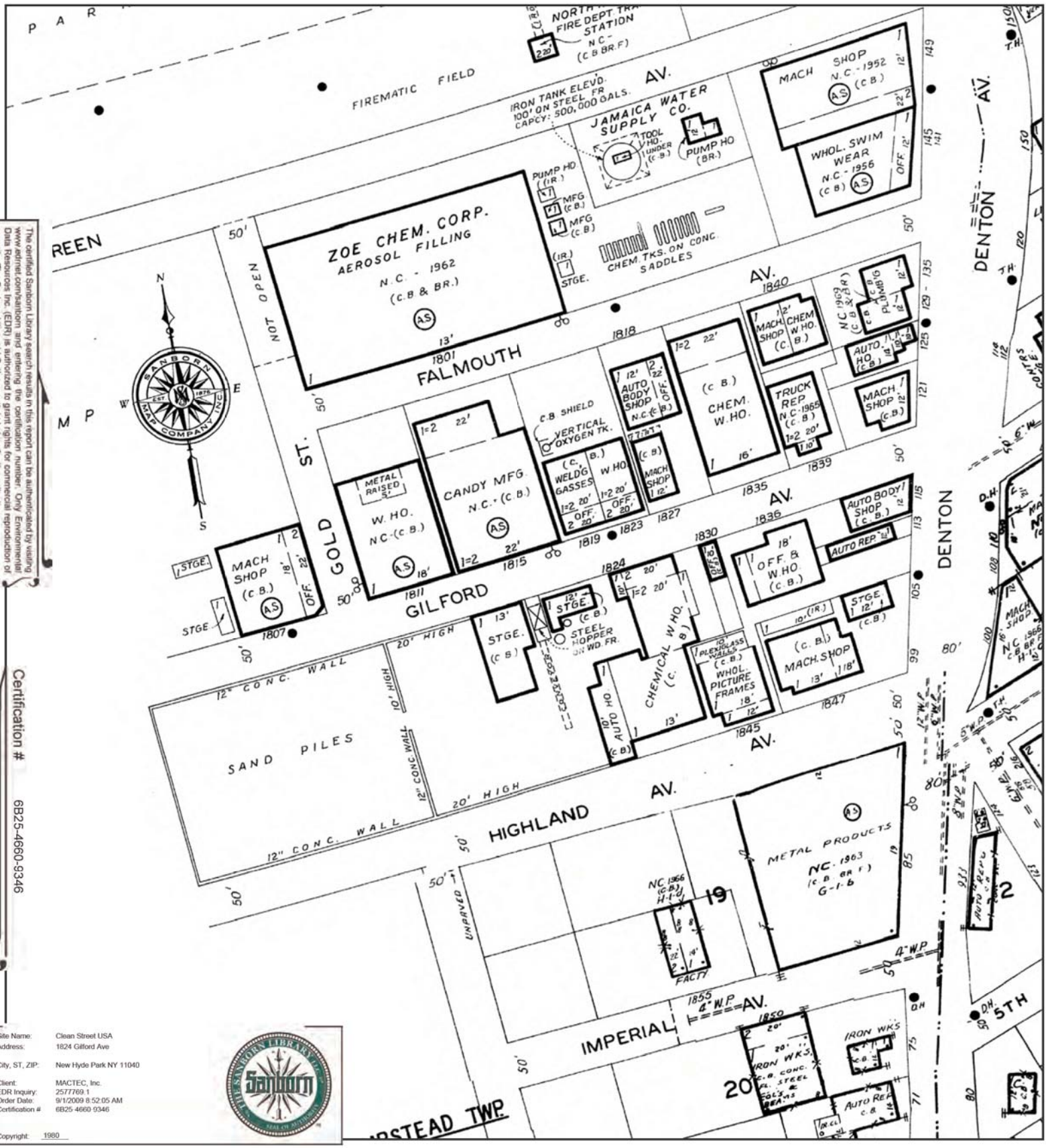
0 Feet 150 300 600

Figure 3

N

1980 Certified Sanborn Map



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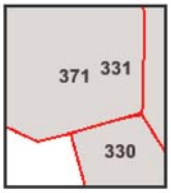

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Figure 4

Source Data: Aerial - 2004 Color 20cm Resolution

New York State Department of Environmental Conservation
Figure 5: Site Location Plan
Zoe Chemical Co.
New Hyde Park, Nassau County, New York

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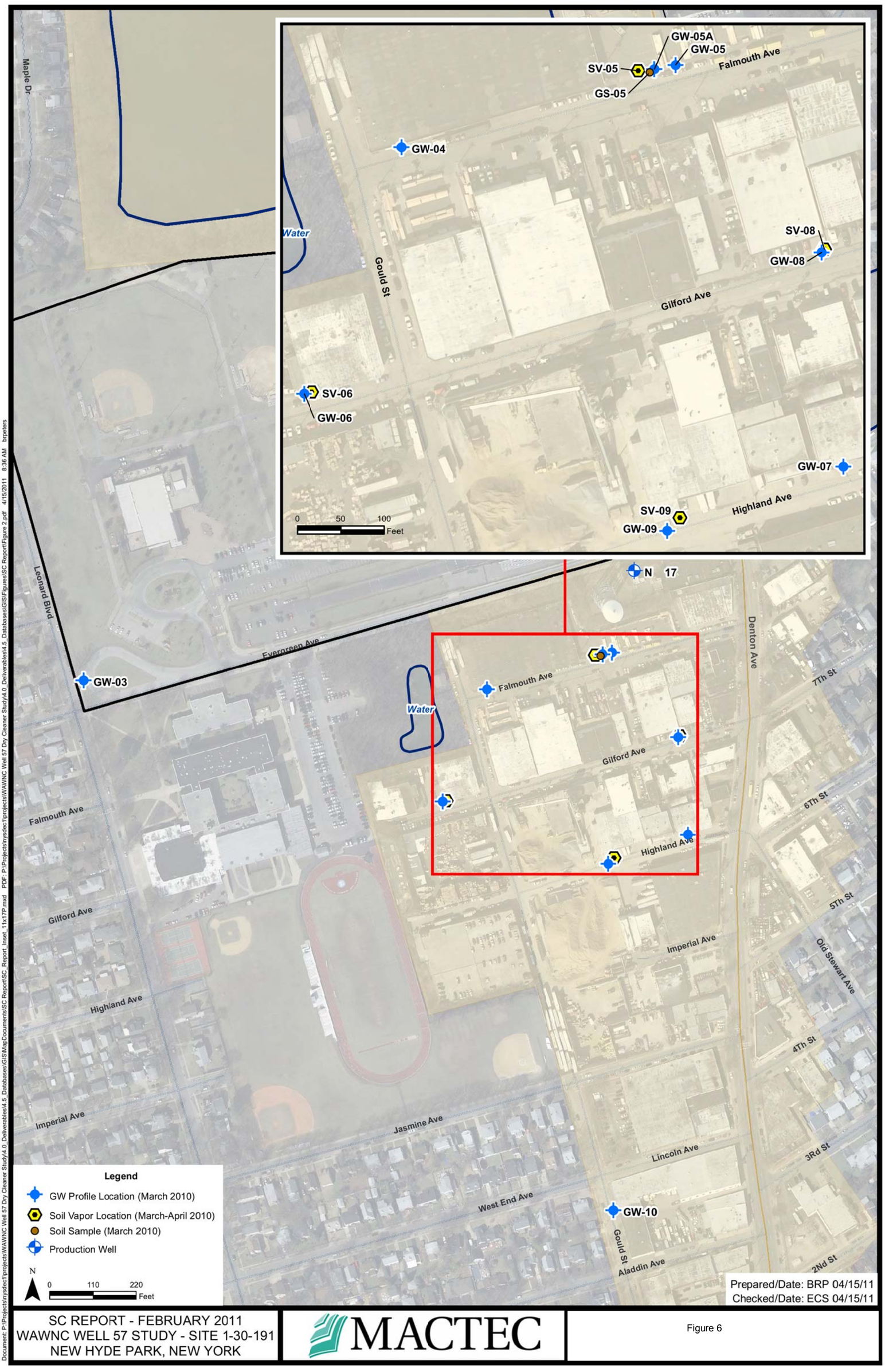
GW-05A
GW-05
SV-05
GS-05
Falmouth Ave
GW-04
Water
Gould St
SV-08
GW-08
Gilford Ave
SV-06
GW-06
GW-07
SV-09
GW-09
Highland Ave
0 50 100 Feet
N 17
Maple Dr
Leonard Blvd
Evergreen Ave
GW-03
Denton Ave
7Th St
6Th St
5Th St
4Th St
3Rd St
2Nd St
Old Stewart Ave
Imperial Ave
Jasmine Ave
Lincoln Ave
West End Ave
Aladdin Ave
GW-10
Legend
GW Profile Location (March 2010)
Soil Vapor Location (March-April 2010)
Soil Sample (March 2010)
Production Well
N
0 110 220 Feet
Prepared/Date: BRP 04/15/11
Checked/Date: ECS 04/15/11
SC REPORT - FEBRUARY 2011
WAWNC WELL 57 STUDY - SITE 1-30-191
NEW HYDE PARK, NEW YORK
MACTEC
Figure 6
Document: P:\Projects\nydec1\projects\WAWNC Well 57 Dry Cleaner Study\4.0_Deliverables\4.5_Databases\GIS\MapDocuments\SC Report\SC_Report_Inset_11x17P.mxd PDF: P:\Projects\nydec1\projects\WAWNC Well 57 Dry Cleaner Study\4.0_Deliverables\4.5_Databases\GIS\Figures\SC Report\Figure 2.pdf 4/15/2011 8:38 AM brpeters

Table 1

Section 8	**Block** 189	**Lot** 1	**Condo**	**Unit**	**Town**	North Hempstead	
Address Falmouth Ave, New Hyde Park, 11040							
Village				**School**	New Hyde Park - Garden City Park - 5		

Roll Year	2012-2013	**Liber & Page (Deed#)**	00000 0000
		Land Category	Commercial
Property Size Code		**Land Title**	Other Storage, Warehouse And Distribution Facilities
Property Class Code	449.04	**Land Description**	
Item Number		Other Storage, Warehouse And Distribution Facilities	
NYS School Code	282205		
NYS SWIS Code	282289	**Lot Grouping**	1-12,42-73
	View Property Record Cards 1938-1985		

Tax Year	2013
Card	1
School District	NEW HYDE PARK-GARDEN CITY PARK - 5
Acres	2.0202
Lot Frontage	240
Lot Depth	100
Lot Square Footage	88000
Land Code	PRIMARY SITE
Location	COMMERCIAL/INDUSTRIAL PARK
Year Built	1962

Building Detail

BLD	Built	Grade	Structure	Area	SF	Stories	Floors	Units	Use
1	1962	D	WAREHOUSE 20001-45K	44800	44800	1	01-01	0	WHSE >20K - 45,000

Addition and Out-Building Structures

Code	Structure	Area
SS1	SPRINKLER SYS WET	0

Table 2 **VOCs Detected in Groundwater March 2010 Sampling event**

	Location	GW-04		GW-04		GW-04		GW-04		GW-05		GW-05		GW-05		GW-05	
	Sample Date	3/15/2010		3/15/2010		3/15/2010		3/15/2010		3/16/2010		3/16/2010		3/16/2010		3/16/2010	
	Sample ID	130191GW04082		130191GW04092		130191GW04102		130191GW04110		130191GW05025		130191GW05035		130191GW05045		130191GW05055	
	Sample Depth (ft bgs)	82		92		102		110		25		35		45		55	
	Qc Code	FS		FS		FS		FS		FS		FS		FS		FS	
Parameter	**Criteria**	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
Tetrachloroethene	5	1	U	1	U	**0.77**	**J**	**0.58**	**J**	1	U	1	U	1	U	1	U
Trichloroethene	5	1	U	1	U	1	U	1	U	1	U	1	U	1	U	1	U
1,1,1-Trichloroethane	5	1	U	1	U	1	U	1	U	**5.4**		1	U	1	U	1	U
1,1-Dichloroethane	5	1	U	1	UJ	1	UJ	1	UJ	**9.6**		**1.9**		1	U	1	U
1,1-Dichloroethene	5	1	U	1	U	1	U	1	U	1	U	1	U	1	U	1	U
1,2-Dichlorobenzene	3	1	U	1	U	1	U	1	U	1	U	1	U	1	U	1	U
2-Butanone	50*	5	U	5	UJ	5	UJ	5	UJ	5	U	**3.3**	**J**	5	U	5	U
Acetone	50*	5	U	5	UJ	5	UJ	5	UJ	**100**		**18**		5	U	5	U
Benzene	1	1	U	1	U	1	U	1	U	**1.8**		1	U	1	U	1	U
Carbon tetrachloride	5	1	U	1	U	1	U	1	U	1	U	1	U	1	U	1	U
Chlorobenzene	5	1	U	1	U	**0.57**	**J**	**0.66**	**J**	1	U	1	U	1	U	1	U
Chloroethane	5	1	U	1	U	1	U	1	U	**730**	**D**	**28**		1	U	1	U
Chloroform	7	1	U	1	U	1	U	1	U	1	U	**1.1**		**1.8**		**1.7**	
Cis-1,2-Dichloroethene	5	1	U	1	U	**0.93**	**J**	1	U	1	U	1	U	1	U	1	U
Cyclohexane	NA	1	U	1	UJ	1	UJ	1	UJ	1	U	1	U	1	U	1	U
Ethyl benzene	5	1	U	1	U	1	U	1	U	**5.9**		**1.3**		1	U	1	U
Isopropylbenzene	5	1	U	1	U	1	U	1	U	**2.8**		**0.67**	**J**	1	U	1	U
Methyl cyclohexane	NA	1	U	1	U	1	U	1	U	1	U	1	U	1	U	1	U
Methyl Tertbutyl Ether	10*	1	U	1	U	1	U	1	U	1	U	1	U	1	U	1	U
Methylene chloride	5	1	U	1	U	1	U	1	U	**210**	**D**	**14**		1	U	1	U
Toluene	5	1	U	1	U	1	U	1	U	**3.1**		**0.77**	**J**	1	U	1	U
trans-1,2-Dichloroethene	5	1	U	1	U	1	U	1	U	**0.97**	**J**	1	U	1	U	1	U
Vinyl chloride	2	1	U	1	U	1	U	1	U	**1.4**		1	U	1	U	1	U
Xylene, m/p	5	2	U	2	U	2	U	2	U	**8.9**		**2**	**J**	2	U	2	U
Xylene, o	5	1	U	1	U	1	U	1	U	**2.5**		**0.54**	**J**	1	U	1	U

Notes:
Results in microgram per liter (µg/L)
Only detected compounds shown.
Samples analyzed for VOCs by EPA 8260B
Qualifiers:
U = Not detected at a concentration greater than the reporting limit
J = Estimated value
D = Result waas reported from a diluted sample run
Detections are indicated in **BOLD**
Highlighted results exceed criteria
QC Code:
FS = Field Sample
FD = Field Duplicate
NA= No Criteria Available
Criteria = Class GA Groundwater guidance or standard values from Technical and Operational Guidance Series (TOGS) 1.1.1, "Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations (NYSDEC 1998)
* = Guidance Value

Table 2 : VOCs Detected in Groundwater March 2010 Sampling event

	Location	GW-05		GW-05		GW-05		GW-05A		GW-06		GW-06		GW-06		GW-06	
	Sample Date	3/16/2010		3/16/2010		3/16/2010		3/16/2010		3/17/2010		3/17/2010		3/17/2010		3/17/2010	
	Sample ID	130191GW05065		130191GW05075		130191GW05085		130191GW05A20		130191GW06033		30191GW06033DU		130191GW06043		130191GW06053	
	Sample Depth (ft bgs)	65		75		85		20		33		33		43		53	
	Qc Code	FS		FS		FS		FS		FS		FD		FS		FS	
Parameter	**Criteria**	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
Tetrachloroethene	5	1	U	1	U	1	U	**16**		**8.9**		**8.5**		**1.1**		1	U
Trichloroethene	5	1	U	1	U	1	U	**160**	**D**	**2.4**		**2.3**		**0.97**	**J**	**0.59**	**J**
1,1,1-Trichloroethane	5	1	U	1	U	1	U	**230**	**D**	**2.4**		**1.9**		1	U	1	U
1,1-Dichloroethane	5	1	U	**1**		**0.95**	**J**	**600**	**DJ**	**3.3**		**3.2**		**0.82**	**J**	1	U
1,1-Dichloroethene	5	1	U	1	U	1	U	**2.1**		1	U	1	U	1	U	1	U
1,2-Dichlorobenzene	3	1	U	1	U	1	U	1	U	1	U	1	U	1	U	1	U
2-Butanone	50*	5	U	5	U	5	U	5	UJ	5	U	5	U	5	U	5	U
Acetone	50*	5	U	**12**	**J**	**15**	**J**	5	UJ	**3**	**J**	5	U	5	U	5	U
Benzene	1	1	U	1	U	1	U	**4.3**		1	U	1	U	1	U	1	U
Carbon tetrachloride	5	1	U	1	U	1	U	**19**		1	U	1	U	1	U	1	U
Chlorobenzene	5	1	U	1	U	1	U	1	U	1	U	1	U	**0.51**	**J**	**0.89**	**J**
Chloroethane	5	1	U	**14**		19		**3400**	**D**	1	U	1	U	1	U	1	U
Chloroform	7	**2.1**		**1.3**		**0.97**	**J**	1	U	1	U	1	U	1	U	1	U
Cis-1,2-Dichloroethene	5	1	U	1	U	1	U	**48**		**2.8**		**2.5**		**2.5**		**0.58**	**J**
Cyclohexane	NA	1	U	1	U	1	U	1	UJ	1	U	1	U	1	U	1	U
Ethyl benzene	5	1	U	**0.68**	**J**	**0.87**	**J**	**83**		1	U	1	U	1	U	1	U
Isopropylbenzene	5	1	U	1	U	**0.53**	**J**	**6**		1	U	1	U	1	U	1	U
Methyl cyclohexane	NA	1	U	1	U	1	U	1	U	1	U	1	U	1	U	1	U
Methyl Tertbutyl Ether	10*	1	U	1	U	1	U	1	U	1	U	1	U	1	U	1	U
Methylene chloride	5	1	U	**6.3**		**3.7**		**19**		1	U	1	U	1	U	1	U
Toluene	5	1	U	**0.55**	**J**	**0.55**	**J**	**1200**	**D**	1	U	1	U	1	U	1	U
trans-1,2-Dichloroethene	5	1	U	1	U	1	U	**11**		1	U	1	U	1	U	1	U
Vinyl chloride	2	1	U	1	U	1	U	**34**		1	U	1	U	**1.2**		1	U
Xylene, m/p	5	2	U	**1.1**	**J**	**1.3**	**J**	**340**	**D**	2	U	2	U	2	U	2	U
Xylene, o	5	1	U	1	U	1	U	**140**	**D**	1	U	1	U	1	U	1	U

Notes:
Results in microgram per liter (µg/L)
Only detected compounds shown.
Samples analyzed for VOCs by EPA 8260B
Qualifiers:
- U = Not detected at a concentration greater than the reporting limit
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Criteria = Class GA Groundwater guidance or standard values from Technical and Operational Guidance Series (TOGS) 1.1.1, "Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations (NYSDEC 1998)
- * = Guidance Value

Table 3 **: 2010 Soil Vapor Results**

Location	SV-01		SV-02		SV-05		SV-06		SV-08	
Sample Date	4/7/2010		3/12/2010		3/19/2010		3/19/2010		3/19/2010	
Sample ID	130191SV01		130191SV02		130191SV05		130191SV06		130191SV08	
Qc Code	FS		FS		FS		FS		FS	
Parameter	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
Tetrachloroethene	**100**		**7.5**		**17**		**5200**	**D**	**2800**	**D**
Trichloroethene	**63**		**2**		**24**		**1100**		**1800**	**D**
1,1,1-Trichloroethane	**1.9**		0.55	U	**350**		**1500**		**50**	
1,1,2-Trichloro-1,2,2-Trifluoroethane	**0.44**	**J**	0.77	U	7.7	U	7.7	U	0.77	U
1,1-Dichloroethane	0.4	U	0.4	U	**330**		**52**		**0.4**	
1,1-Dichloroethene	0.4	U	0.4	U	**78**		**1.6**	**J**	**0.21**	**J**
1,2,4-Trimethylbenzene	0.49	U	**3.2**		**3700**		**79**		**26**	
1,2-Dichloro-1,1,2,2-tetrafluoroethane	0.7	U	0.7	U	**150**	**J**	7	UJ	**0.35**	**J**
1,3,5-Trimethylbenzene	0.49	U	**1.4**		**1700**		**29**		**11**	
1,3-Butadiene	0.22	U	0.44	U	2.2	U	2.2	U	0.22	U
2-Butanone	0.31	U	3.9	UJ	**27**		2.9	U	**2.5**	**J**
2-Hexanone	0.41	U	0.41	U	4.1	U	4.1	U	**0.69**	
2-Propanol	0.49	U	0.79	U	**1500**	**J**	**9.6**	**J**	**0.6**	
4-Ethyltoluene	0.49	U	**1.4**		**620**		**15**		**5.3**	
4-Methyl-2-pentanone	0.41	U	0.41	U	4.1	U	4.1	U	**0.35**	**J**
Acetone	**2**	**J**	23	U	**2900**	**DJ**	2.4	UJ	24	U
Benzene	**0.2**	**J**	**14**		**980**		**1.9**	**J**	**8**	
Bromodichloromethane	0.67	U	0.67	U	6.7	U	6.7	U	0.67	U
Carbon disulfide	**0.36**		**5.4**		**140**		**2.1**	**J**	**1.6**	
Carbon tetrachloride	0.63	U	0.63	U	6.3	U	6.3	U	0.63	U
Chloroethane	0.26	U	0.26	U	**100000**	**DJ**	**3.6**		0.26	U
Chloroform	**0.63**		0.49	U	4.9	U	**6.9**		**3.1**	
Chloromethane	0.21	U	0.21	U	**10**		2.1	U	0.21	U
Cis-1,2-Dichloroethene	0.4	U	0.4	U	**100**		**4**		**300**	
Cyclohexane	0.34	U	**5.1**		**2000**	**D**	3.4	U	**2.4**	
Dichlorodifluoromethane	**1.7**		**2.4**		**21**		**14**		**2.5**	
Ethanol	1.9	UJ	**2.1**		**110**	**J**	19	UJ	**7.6**	**J**
Ethyl acetate	0.36	U	0.36	U	3.6	U	3.6	U	0.36	U
Ethyl benzene	0.43	U	**4.5**		**2300**		**12**		**3.5**	
Heptane	0.41	U	**26**		**1200**		4.1	U	**1.4**	
Hexane	**0.2**	**J**	**13**		**1900**		3.5	U	**1.1**	**J**
Methyl Tertbutyl Ether	**0.14**	**J**	**0.58**		**16**		3.6	U	**0.21**	**J**
Methylene chloride	1.4	U	1.4	UJ	**100**		14	U	1.4	U
Propylene	**0.35**	**J**	0.69	UJ	**1300**	**D**	6.9	U	**1.7**	**J**
Styrene	0.43	U	0.43	U	4.3	U	4.3	U	0.43	U
Tetrahydrofuran	0.29	U	0.29	U	**2.8**	**J**	2.9	U	0.29	U
Toluene	**0.22**	**J**	**46**		**930**		**4.4**		**11**	
trans-1,2-Dichloroethene	0.4	U	0.4	U	**270**		4	U	**2.8**	
Trichlorofluoromethane	**16**		**0.85**		5.6	U	5.6	U	**1.9**	
Vinyl chloride	0.26	U	0.26	U	**1900**		2.6	U	0.26	U
Xylene, m/p	0.87	U	**10**		**3000**		**22**		**13**	
Xylene, o	0.43	U	**3.5**		**1400**		**13**		**7.2**	

Notes:
Only Detected Compounds shown.
Samples analyzed for VOCs by USEPA Method TO-15.
Results in microgram per cubic meter ($\mu g/m^3$)
QC Code:
FS = Field Sample
Qualifiers:
U = Not detected at a concentration greater than the RL
J = Estimated value
D = Result is from a diluted analytical run
Detections are indicated in **BOLD**