NEW YORK STATE | Department of Environmental Conservation

January 2016

FACT SHEET

State Superfund Program

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

Site Name: Levey Property
DEC Site #: 152201 Operable Unit 01 *
Address: 1305 South Strong Avenue
Copiague, NY 11726

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, 1/20/2016 at 7:00 PM
Copiague Memorial Public Library
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 Levey Property site ("site") located at 1305 South Strong Avenue, Copiague, Suffolk 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 **January 11, 2016** through **February 10, 2016**. 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:

No further remedial action is proposed for this site. Significant contamination was removed from the site through Interim Remedial Measures (IRMs) discussed below. Soil and groundwater contamination slightly above standards, criteria and guidance (SCG) remains on the site. The remaining contamination levels are low and do not require further remediation or engineering controls (EC), such as a soil cover. Instead, Institutional Controls (IC), in the form

**Operable Unit:* An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

of an environmental easement and a site management plan will prevent exposure to remaining contamination by:

• restricting future use and development of the site to restricted residential, commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;

• restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH;

• requiring an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;

• requiring continued groundwater monitoring to verify the effectiveness of prior remedial actions;

• requiring a soil vapor intrusion evaluation of any existing or future on-site buildings prior to occupancy, including taking any necessary actions to prevent exposures to contaminated soil vapor.

Additional Details
Two Interim Remedial Measures were completed during the Remedial Investigation.

The concrete block Cesspool #5 and associated contaminated bottom soils were excavated in November 2014. Approximately 20 tons of hazardous soils were removed and disposed of at a hazardous waste landfill in Quebec, Canada. The drain pipe connecting the building to the cesspool was capped to prevent future disposal. Confirmatory endpoint samples documented the successful removal of the contamination, and no exceedences of cleanup goals were reported in any of the three samples collected from the excavation bottom. The excavation was backfilled with certified-clean sand and the surface was graded and seeded with grass seed. It is expected with the successful removal of the contaminated cesspool that site-related volatile organic compound levels in groundwater will diminish with time.

An unregistered underground storage tank containing a mixture of water and fuel oil is in the process of being closed. The tank will be emptied, pressure washed and filled in-place with sand or a concrete slurry. The tank contents and wash water were analyzed and will be properly disposed of. The closure work was been started and is expected to be completed in early February 2016.

The OU 2 Record of Decision in March 2013 resulted in the implementation of a groundwater monitoring program in the area downgradient (south) of the site which is ongoing.

Summary of the Investigation
On-site groundwater slightly exceeds cleanup goals for volatile organic compounds (VOCs). Soil sampling documented low levels of metals contamination in on-site surface soils which exceed cleanup goals for unrestricted use.

The soils in Cesspool #5 were found to be highly contaminated with VOCs, particularly 1,1,1-TCA at up to 11,500 ppm, along with numerous other VOCs at levels exceeding cleanup goals. Cesspool #5 received waste directly from the building via a 6-inch drain pipe. Seven

adjacent cesspools were sampled and found to be only slightly contaminated with metals above SCGs.

An unregistered underground storage tank was observed during the investigation. The tank contained a mixture of water and fuel oil. The tank was found to be full and not leaking at the time of inspection. No evidence of fuel oil related contamination was documented in either soil or groundwater samples.

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 by the responsible party(ies).

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
-Soil Management Plan
-Groundwater Use Restriction
-Land Use Restriction

No engineering controls have been or will be put in place on the site.

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.

Background
Location: The Levey Property Site is located in a suburban area. It is bounded by Chettic Avenue to the north and Victoria Avenue to the south. The site address is 1305 South Strong Avenue in Copiague, NY.

Site Features: The 1-acre site is a flat, square-shaped parcel developed with a large two-story commercial building which bisects the lot from front to rear. Parallel to the north and south sides of the building are two areas of lawn/green space. The south lawn is partially concrete-paved along the building exterior. The building is currently unoccupied and is in a state of serious disrepair. The roof has partially collapsed and the building is open to the weather.

Current Zoning and Land Use: The site is currently vacant, and is zoned for industrial use. The surrounding parcels are currently used for a combination of commercial and residential uses. Residential homes are located south of and across the street from the Site. The building was

reportedly connected to public sewers around 1990.

Past Use of the Site: Historically, this site was used as a small wallpaper production facility with three printing presses, for motor vehicle parts storage and the site was operated as a car and boat repair business, along with storage and assembly of bronze sculptures. During a Suffolk County Department of Health Services (SCDHS) inspection in 2001, two unknown drums and fifty five-gallon pails of inks and paints were found to be stored indoors from previous operations. There were also a 275-gallon above-ground fuel oil tank and an unused indoor 275-gallon above-ground tank. The tanks, drums and pails, with the exception of the UST mentioned above, were removed by the property owner prior to the start of the Remedial Investigation (RI) in 2011.

Operable Units: The site investigation was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical and administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Operable Unit 01 (OU 01) pertains to the on-site soil, groundwater and soil vapor contamination. OU 02 consists of the off-site groundwater and soil vapor contamination.

Site Geology and Hydrogeology: The on-site and off-site consists of mainly sandy soils. The groundwater table is shallow (9-10 feet below ground surface), flowing in a southerly direction. The shallow groundwater is part of the water-bearing geologic unit known as the Upper Glacial Aquifer (UGA). In the area around the Site, the UGA is approximately 70-80 feet thick and is bounded underneath by the Gardiners Clay- a confining unit of dense clay, 10-20 foot thick separating the UGA from the deeper Magothy aquifer.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=152201

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.

Copiague Memorial Public Library
Attn: Mr. Roger Moran
50 Deauville Blvd
Copiague, NY 11726
phone: (631) 691-1111
(rmoran@copiaguelibrary.org)

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

Project Related Questions
Bob Corcoran
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9658
bob.corcoran@dec.ny.gov

Site-Related Health Questions
Albert DeMarco
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower Room 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.

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
LATHAM, NY	03/15/12	MJS	MJS	MJS	DS	134685-07A1

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

FIGURE 1
SITE LOCATION MAP

LEVEY OU-1 SITE
COPIAGUE, NEW YORK