RECORD OF DECISION

Levey Property
Operable Unit Number 01: Remedial Program- Onsite
State Superfund Project
Copiague, Suffolk County
Site No. 152201
February 2016

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - RECORD OF DECISION

Levey Property
Operable Unit Number: 01
State Superfund Project
Copiague, Suffolk County
Site No. 152201
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Statement of Purpose and Basis

This document presents the remedy for Operable Unit Number: 01: Remedial Program- Onsite of the Levey Property site, a Class 2 inactive hazardous waste disposal site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375, and is not inconsistent with the National Oil and Hazardous Substances Pollution Contingency Plan of March 8, 1990 (40CFR300), as amended.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for Operable Unit Number: 01 of the Levey Property site and the public's input to the proposed remedy presented by the Department. A listing of the documents included as a part of the Administrative Record is included in Appendix B of the ROD.

Description of Selected Remedy

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the above referenced site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or feasibility study (FS). The IRM(s) undertaken at this site are discussed in Section 6.2.

Based on the implementation of the IRM(s), the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment; therefore No Further Action is the selected remedy. The remedy may include continued operation of a remedial system if one was installed during the IRM and the implementation of any prescribed institutional controls/engineering controls (ICs/ECs) that have been identified as being part of the remedy for the site.

The IRM(s) conducted at the site attained the remediation objectives identified for this site in Section 6.5 for the protection of public health and the environment.

New York State Department of Health Acceptance

The New York State Department of Health (NYSDOH) concurs that the remedy for this site is protective of human health.

Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies, to the maximum extent practicable, and satisfies the preference for remedies that reduce toxicity, mobility, or volume as a principal element.

February 29, 2016

Date

Robert W. Schick, P.E., Director
Division of Environmental Remediation

RECORD OF DECISION

Levey Property
Copiague, Suffolk County
Site No. 152201
February 2016

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of hazardous wastes at the site resulted in threats to public health and the environment that were addressed by actions known as interim remedial measures (IRMs), which were undertaken at the site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or feasibility study (FS). The IRMs undertaken at this site are discussed in Section 6.2.

Based on the implementation of the IRM(s), the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment. The IRM(s) conducted at the site attained the remediation objectives identified for this site, which are presented in Section 6.5, for the protection of public health and the environment. No Further Action is the remedy selected by this Record of Decision (ROD). A No Further Action remedy may include site management, which will include continued operation of any remedial system installed during the IRM and the implementation of any prescribed controls that have been identified as being part of the remedy for the site. This ROD identifies the IRM(s) conducted and discusses the basis for No Further Action.

The New York State Inactive Hazardous Waste Disposal Site Remedial Program (also known as the State Superfund Program) is an enforcement program, the mission of which is to identify and characterize suspected inactive hazardous waste disposal sites and to investigate and remediate those sites found to pose a significant threat to public health and environment.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made

available for review by the public at the following document repository:

Copiague Memorial Public Library
Attn: Mr. Roger Moran
50 Deauville Blvd
Copiague, NY 11726
Phone: (631) 691-1111

A public meeting was also conducted. At the meeting, the findings of the remedial investigation (RI) and the feasibility study (FS) were presented along with a summary of the proposed remedy. After the presentation, a question-and-answer period was held, during which verbal or written comments were accepted on the proposed remedy.

Comments on the remedy received during the comment period are summarized and addressed in the responsiveness summary section of the ROD.

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

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.

Operable Unit (OU) Number 01 is the subject of this document.

A Record of Decision was issued previously for OU 02.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the investigation to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is included in the Tables for the media being evaluated in Exhibit A.

SECTION 5: ENFORCEMENT STATUS

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past or present owners and operators, waste generators, and haulers.

The PRPs for the site, documented to date, include:

Estate of Irving Levey, Chick Levey and Stephen Levey

Crescent Group Realty, Inc. (current owner)

Dayton T. Brown, Inc. (former owner and operator)

Barad Auto Industries Corp. (former owner)

Wharton Pryce Realty Company, Inc. (former owner)

In December 2006, Crescent Group Realty, Inc. entered into an agreement with DEC under the Brownfield Cleanup Program for further on-site investigation and clean-up. However, the Brownfield Cleanup Agreement was terminated in August 2010 without the on-site investigation having been conducted.

The PRPs for the Site declined to implement a remedial program for the Site when requested by the Department. After the remedy is selected, the PRPs will again be contacted to assume responsibility for the remaining remedial program. If an agreement cannot be reached with the PRPs, the Department will evaluate the Site for further action under the State Superfund. The PRPs are subject to legal actions by the State for recovery of all response costs the State has incurred in relation to the Site.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A Remedial Investigation (RI) has been conducted. The purpose of the RI was to define the nature and extent of any contamination resulting from previous activities at the site. The field activities and findings of the investigation are described in the RI Report.

The following general activities are conducted during an RI:

- Research of historical information,
- Geophysical survey to determine the lateral extent of wastes,
- Test pits, soil borings, and monitoring well installations,
- Sampling of waste, surface and subsurface soils, groundwater, and soil vapor,
- Sampling of surface water and sediment,
- Ecological and Human Health Exposure Assessments.

The analytical data collected on this site includes data for:

- air
- groundwater
- soil
- indoor air
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. The tables found in Exhibit A list the applicable SCG in the footnotes. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a hazardous waste that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized in Exhibit A. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified for this Operable Unit at this site is/are:

1,1,1-TCA	tetrachloroethene (PCE)
trichloroethene (TCE)	cadmium
1,1,2-trichloro-1,2,2-triflouroethane	mercury

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media and areas of the site required remediation. These media were addressed by the IRM(s) described in Section 6.2. More complete information can be found in the RI Report and the IRM Construction Completion Report.

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Record of Decision.

The following IRM(s) has/have been completed at this site based on conditions observed during the RI.

Cesspool excavation and offsite disposal

A source area of VOCs was identified in an on-site cesspool which contained significant levels of 1,1,1-trichloroethane (1,1,1-TCA), trichloroethene (TCE) and 1,1,2-trichlorotriflouroethane (Freon 113) along with numerous other VOCs at levels exceeding SCGs. The VOC contamination in the cesspool (Cesspool #5) was found to be impacting groundwater quality under the site and downgradient of the site. The cesspool was directly connected to the building via a sanitary waste pipe.

Cesspool #5 was completely excavated and removed during the IRM removal action in November 2014. Approximately 20 tons of contaminated soil was removed from the cesspool along with most of the concrete blocks comprising the cesspool structure. The waste was disposed of at a Department approved hazardous waste landfill.

Results of confirmatory samples collected from the bottom of the excavation show that the IRM was successful and the remaining soils are below Part 375 Unrestricted Use Soil Cleanup Objective (UUSCOs) for VOC, SVOC, metals, PCBs and pesticides. The excavation was backfilled with certified clean fill from a local sand mine and the waste pipe connecting the building to Cesspool #5 was capped to prevent future disposal. The area around the former cesspool was graded with top soil and grass seed was applied. A report documenting the IRM removal action was issued in February 2015. Seven adjacent cesspools are interconnected as over-flow pools and are not significantly contaminated to warrant remediation.

Fuel Oil UST -Closure

An unregistered 5,000 gallon underground storage tank containing a mixture of water and fuel oil was emptied, cleaned and filled in-place with a cement slurry. The tank contents and wash water were analyzed and properly disposed of.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water.

Based upon the resources and pathways identified and the toxicity of the contaminants of ecological concern at this site, a Fish and Wildlife Resources Impact Analysis (FWRIA) was deemed not necessary for OU 01.

Nature and Extent of Contamination:

On-site soil, groundwater and cesspool bottom soils were sampled and analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCB) and pesticides. Sub-slab vapor, indoor air and outdoor air samples were analyzed for VOCs.

The data indicate that VOCs are the primary contaminants of concern at the site. On-site and off-site groundwater is contaminated with VOCs at levels exceeding standards, criteria and guidance (SCGs). The metals lead, mercury and zinc were detected in on-site surface soil samples at levels that slightly exceed Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs), but do not exceed Residential Use Soil Cleanup Objectives (RUSCOs). Reported detections of VOC, SVOC, metals and PCB in subsurface soil samples were all below UUSCOs. Four on-site cesspools have minor metals and/or PCB contamination exceeding UUSCOs in bottom soils 7-10 feet below grade. Cadmium, chromium, copper, mercury, silver and zinc were detected in one or more cesspools at levels exceeding UUSCOs. PCBs slightly exceed UUSCOs in one cesspool. Mercury was detected in four cesspools at above Restricted Residential Use SCOs (RRUSCO). Cadmium exceeds RRUSCOs in two cesspools, one of them exceeding Commercial Use SCOs (CUSCOs). The cesspools are constructed with heavy concrete caps, are buried under two-feet of topsoil and are accessible only by excavation. The metals and PCB contamination in the cesspool bottoms is not impacting groundwater.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Since the site is fenced and the majority of the site is covered with buildings and pavement, people will not come into contact with site-related groundwater contamination unless they dig below the surface or into the bottom of the cesspools. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Currently, there are no occupied buildings on the site. However, the potential exists for the inhalation of site contaminants in indoor air due to soil vapor intrusion in any future on-site redevelopment and occupancy. Environmental sampling indicates soil vapor intrusion is not a concern for off-site buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: SUMMARY OF SELECTED REMEDY

Based upon the results of the IRMs discussed in Section 6.2 the remedy for this site is No Further Action with Institutional Controls. The elements of the selected remedy are as follows:

1. Institutional Control
Imposition of an institutional control in the form of an environmental easement for the controlled property that:

• requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);

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

• restricts 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;

• requires compliance with the Department approved Site Management Plan.

2. Site Management Plan
A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: the Environmental Easement discussed in item 1 above.

This plan includes, but may not be limited to:

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

• descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;

• a provision for evaluation of the potential for soil vapor intrusion should the on-site building become occupied and for any buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;

• provisions for the management and inspection of the identified engineering controls;

• maintaining site access controls and Department notification; and

• the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

• monitoring of groundwater to assess the performance and effectiveness of the remedy;

• a schedule of monitoring and frequency of submittals to the Department; and

• monitoring for vapor intrusion for any occupied existing or future buildings developed on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Exhibit A

Nature and Extent of Contamination

This section describes the findings of the Remedial Investigation for all environmental media that were evaluated. As described in Section 6.1, samples were collected from various environmental media to characterize the nature and extent of contamination. Figure 2 shows a map of all on-site sample locations.

For each medium for which contamination was identified, a table summarizes the findings of the investigation. The tables present the range of contamination found at the site in the media and compares the data with the applicable SCGs for the site. The contaminants are arranged into four categories; volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides/ polychlorinated biphenyls (PCBs), and inorganics (metals and cyanide). For comparison purposes, the SCGs are provided for each medium that allows for unrestricted use. For soil, if applicable, the Restricted Use SCGs identified in Section 4 and Section 6.1.1 are also presented.

Waste/Source Areas

As described in the RI report, waste/source materials were identified at the site and were impacting groundwater, soil, and soil vapor.

Wastes are defined in 6 NYCRR Part 375-1.2(aw) and include solid, industrial and/or hazardous wastes. Source areas are defined in 6 NYCRR Part 375(au). Source areas are areas of concern at a site were substantial quantities of contaminants are found which can migrate and release significant levels of contaminants to another environmental medium. One source areas was identified at the site, Cesspool #5, a source of VOC soil and groundwater contamination. Cesspool #5 was fully addressed by the IRM described in Section 6.2.

Groundwater

Three rounds of groundwater samples were collected during the RI from 2011 to 2015. Table 1 depicts the combined results of all three rounds and lists all analytes that exceeded groundwater SCGs. In total, eighteen VOCs were detected with twelve VOCs detected at levels above SCGs. Seven metals were detected with three metals exceeding SCGs.

In April 2011 the highest levels of VOC contamination was documented with 1,1,1-TCA detected at 35 parts per billion (35 ppb); cis-1,2-dichloethene (cis-DCE) detected at 120 ppb; TCE detected at 140 ppb and PCE detected at 49 ppb, all exceeding their respective groundwater standards of 5 ppb. VOC contamination was observed at all intervals between 10 feet and 70 feet below ground surface (bgs), with the highest concentrations, on average, occurring in the deeper intervals between 60-70 bgs. The deeper intervals also saw detections of additional VOCs at levels above SCGs which were not present in the shallower groundwater samples, including dichlorodifluoromethane, trans-1,2-dichloroethene (trans-DCE), vinyl chloride, and chlorobenzene. In all, twelve VOCs were detected at levels exceeding SCGs. Analysis of standing water in two of the cesspool bottoms found moderate amounts of 1,1,1-TCA (up to 230 ppb); 1,1-DCA (up to 21.8 ppb); and TCE (up to 13.6 ppb).

Groundwater Sampling December 2011: Six permanent monitoring well clusters were installed in December 2011 to better assess groundwater quality across the site. Each cluster consists of two wells- one shallow well screened from 10-25 feet below ground surface (bgs), and one deep well screened from 60-70 bgs. The screen intervals

were chosen based on the results of the April 2011 direct push groundwater sampling. Results of samples collected from the twelve permanent wells in December 2011 were all below SCGs for VOC, except for one slight exceedence for cis-1,2-dichloroethene (5.3 ppb vs. 5 ppb) in MW-2S.

In the 2015 sampling event, thirteen VOCs were detected with three VOCs exceeding SCGs. None of the detections is at a level requiring active remediation. With the VOC source area removed, it is expected that site-related groundwater contamination will diminish with time. An increase in PCE levels along the western property boundary, indicates that the PCE is likely from an off-site source and is not site-related. Figure 3 shows the 2015 groundwater VOC results. Figures 4 and 5 show the December 2011 and April 2011 groundwater VOC results, respectively.

Metals detections in groundwater are consistent with regional conditions commonly found in Long Island groundwater and are not considered to be site-related contaminants.

Table 1 - Groundwater **152201** Screening Criteria in use: NEW YORK STATE CLASS GA

Detected Constituents	Concentration Range Detected (ppb)	SCG (ppb)	Frequency Exceeding SCG
VOC NYS CLASS GA			
1,1,1-Trichloroethane	0-35.0	5	4/84
1,1,2-Trichloro-1,2,2-Trifluoroethane	0-13.0	5	5/84
1,1-Dichloroethane	0-22.0	5	7/84
1,1-Dichloroethene	0-9.70	5	4/84
Benzene	0-1.60	1	1/84
Chlorobenzene	0-22.0	5	7/84
Cis-1,2-Dichloroethylene	0-120	5	20/84
Dichlorodifluoromethane	0-23.0	5	1/84
Tetrachloroethylene (PCE)	0-49.0	5	17/84
Trans-1,2-Dichloroethene	0-7.60	5	1/84
Trichloroethylene (TCE)	0-130	5	14/84
Vinyl Chloride	0-4.90	2	6/84
Metals NYS CLASS GA			
Iron	0-2,900	300	3/11
Manganese	28.3-700	300	3/11
Sodium	23,100-94,700	20,000	11/11

a - ppb: parts per billion, which is equivalent to micrograms per liter, ug/L, in water.
b- SCG: Standard Criteria or Guidance - Ambient Water Quality Standards and Guidance Values (TOGs 1.1.1), 6 NYCRR Part 703, Surface water and Groundwater Quality Standards, and Part 5 of the New York State Sanitary Code (10 NYCRR Part 5).

Groundwater contamination identified during the RI was addressed by removing the VOC source area.

Soil

Subsurface soil samples were collected from twenty-four soil borings and four test pits. Sample depths ranged from 0-9 feet below grade. None of the samples exceeded unrestricted use SCOs (UUSCOs) for VOCs, SVOC, metals or PCBs. Four surface soil samples were collected from green spaces located to the north and south of the building. None of the samples exceeded UUSCOs for VOCs, SVOC, pesticides or PCBs. Unrestricted use SCOs were exceeded for three metals: lead, mercury and zinc however, none of the surface soil samples exceeded residential use SCOs.

Cesspools: A total of eight cesspools were identified on-site. The cesspools were uncovered and bottom soils were analyzed for VOC, SVOC, PCBs, pesticides and metals. One cesspool was found to be highly contaminated with VOCs and was remediated as an IRM, discussed in Section 6.2. The remaining seven cesspools are all below UUSCOs for VOC, SVOC and pesticides. Four cesspools exceed UUSCOs for one or more of the following metals: cadmium (up to 13.1 ppm vs. 2.5 ppm UUSCO), chromium (up to 36.4 ppm vs. 30 ppm UUSCO), copper (up to 268 ppm vs. 50 ppm UUSCO), mercury (up to 1.47 ppm vs. 0.18 ppm UUSCO) and zinc (up to 281 ppm vs. 109 ppm UUSCO). Mercury exceeds the RRUSCO of 0.81 ppm in all four cesspools, while cadmium was reported at slightly above its Commercial Use SCO (CUSCO) of 9.3 ppm in one cesspool. The metals and PCB contamination in the cesspools is 7-10 feet below ground and is not impacting groundwater quality at the site.

Table 2 lists the soil contamination remaining on-site after the IRM removal of Cesspool #5 described in Section 6.2. Figure 6 shows the soil sample locations exceeding SCGs.

Table 2 - Soil **152201**			Screening Criteria in use: 375 SOIL - PROTECTION OF GROUNDWATER, 375 SOIL - RESIDENTIAL RESTRICTED USE, 375 SOIL - UNRESTRICTED USE		
Detected Constituents	**Concentration Range Detected (ppm)[a]**	**Unrestricted Use SCG[b] (ppm)**	**Frequency Exceeding Unrestricted Use SCG**	**Restricted Use SCG[c] (ppm)**	**Frequency Exceeding Restricted Use SCG**
Metals PART 375					
Cadmium	0-13.1	2.5	3/71	4.3	2/71
Chromium, Total	0.720-36.4	30	2/71	110	0/71
Copper	1.06-268	50	3/71	270	0/71
Lead	0.490-95.4	63	2/71	400	0/71
Mercury	0-1.47	0.18	6/71	0.73	4/71
Silver	0-127	2	4/71	180	0/71
Zinc	5.36-281	109	5/71	10,000	0/71
Pesticides/PCBs PART 375					
PCB-1254 (Aroclor 1254)	0-0.140	0.1	1/71	1	0/71

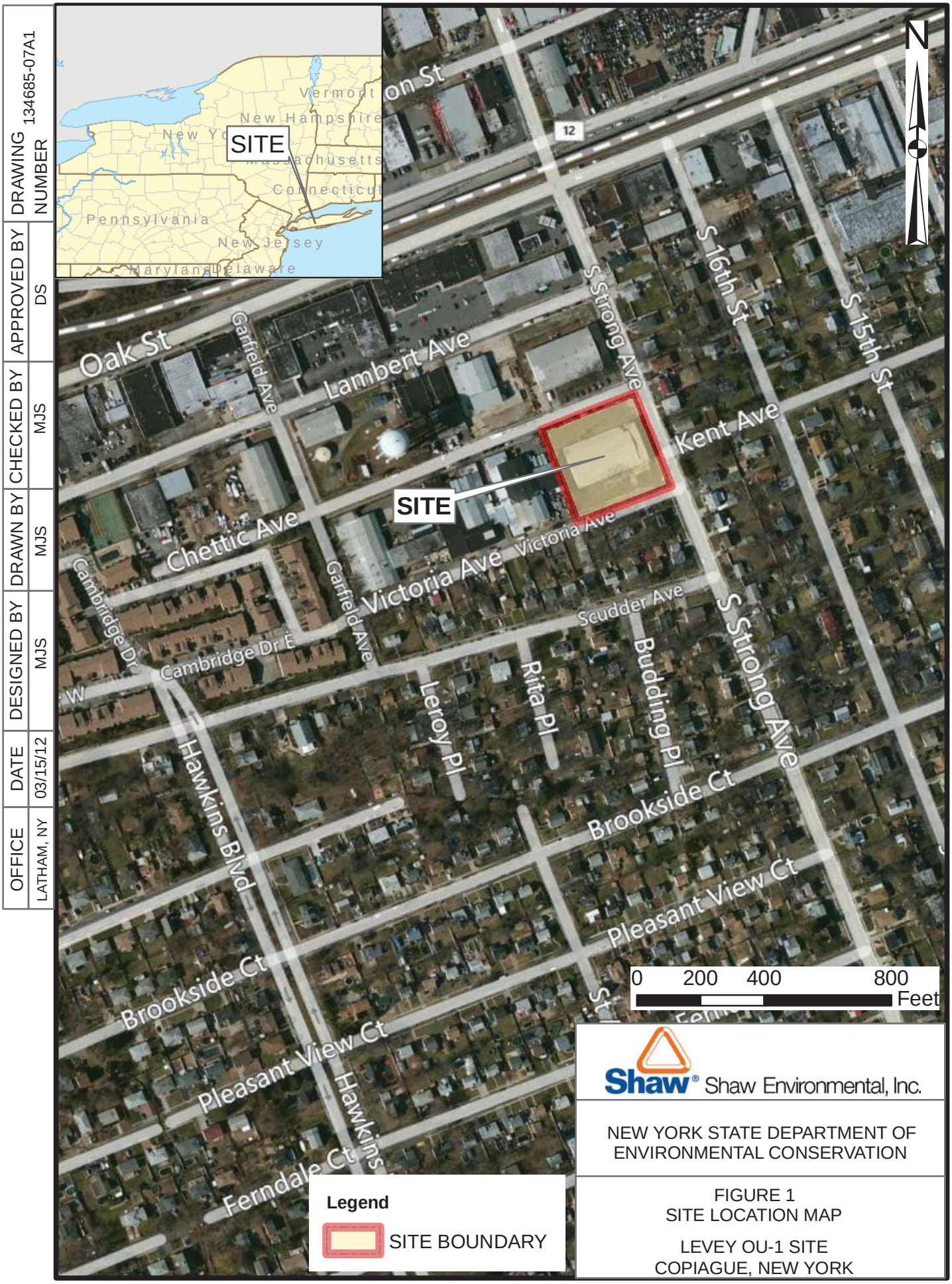
a - ppm: parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;
b - SCG: Part 375-6.8(a), Unrestricted Soil Cleanup Objectives.
c - SCG: Part 375-6.8(b), Restricted Use Soil Cleanup Objectives for the Protection of Public Health for Restricted Residential Use, unless otherwise noted.

Significant soil contamination identified during the RI was addressed by removing the VOC source area. The remaining contamination at depth and the minor surface soil contamination do not require engineering controls, such as a soil cover.

Soil Vapor

The evaluation of the potential for soil vapor intrusion resulting from the presence of site related soil or groundwater contamination was evaluated by the sampling of sub-slab soil vapor under structures, and indoor air inside structures. At this site due to the presence of a building in the impacted area a full suite of samples were collected to evaluate whether soil vapor intrusion was occurring.

Sub-slab soil vapor, indoor air and outdoor ambient air samples were collected from the on-site building to assess the potential for soil vapor intrusion. The results indicate that four VOC were detected at elevated levels in the sub-slab vapor: Freon 113, PCE, TCE and 1,1,1-TCA. The likely source of the vapors is Cesspool #5 which, until remediated, contained the same VOCs. When compared to SCGs for sub-slab vapor, the results indicate that no action is required, but further monitoring is recommended. The building is derelict and needs renovation. The soil vapor evaluation was conducted prior to the removal of Cesspool #5, and another SVI evaluation will be necessary prior to re-occupancy of the building. Figure 7 shows the results of the soil vapor evaluation.



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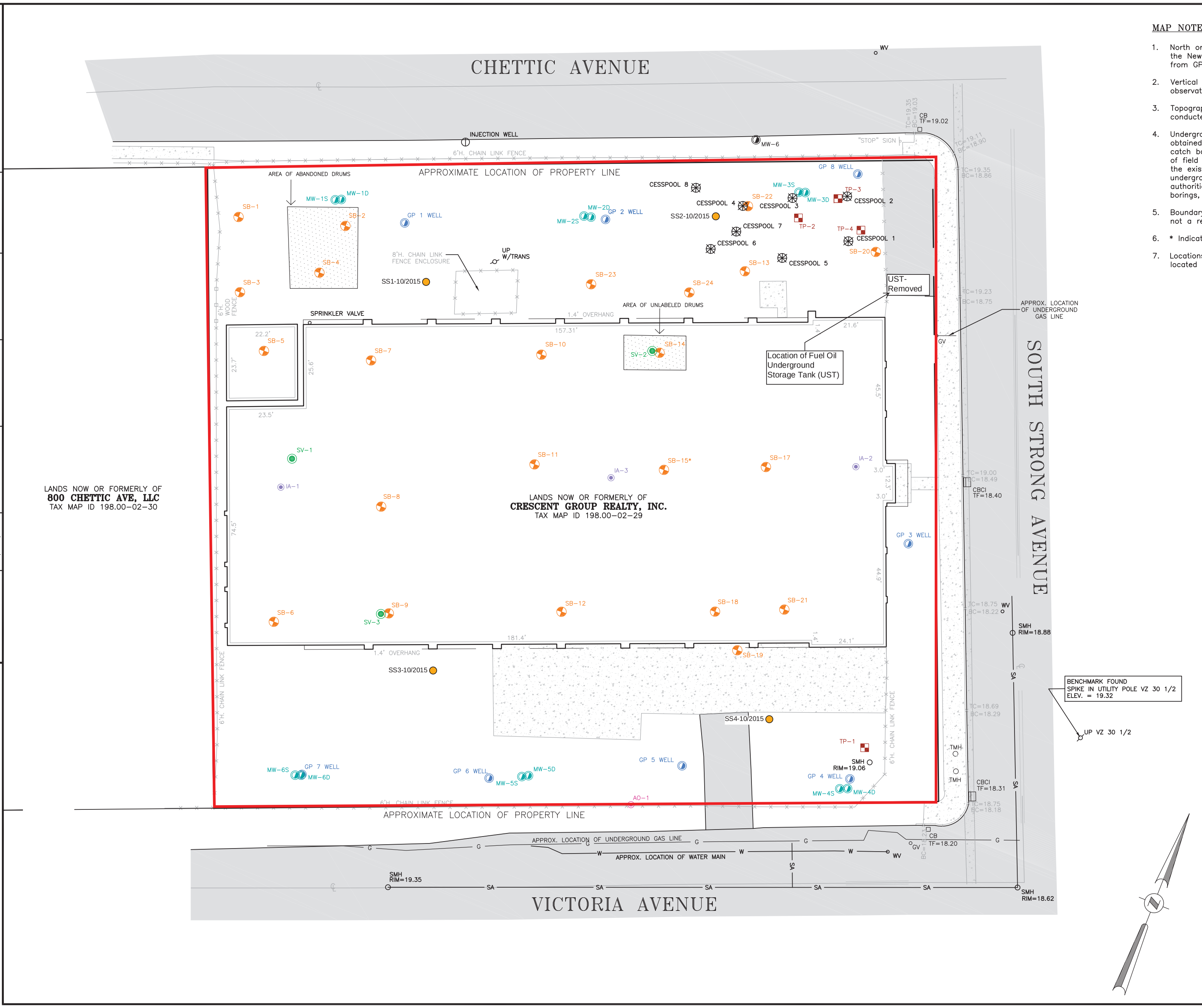


MAP NOTES:

1. North orientation and bearings are referenced to Grid North and are based on the New York State Plane Coordinate System, Long Island Zone, NAD 83 obtained from GPS observations made on July 20, 2011.
2. Vertical datum shown hereon is NAVD 88 and was obtained through GPS observations.
3. Topographic information shown hereon was complied from and actual field survey conducted on July 20, 2011.
4. Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safely New York must be notified prior to conducting test borings, excavation and construction.
5. Boundary information shown is approximate as protracted from tax mapping and not a result of a boundary survey.
6. * Indicates boring location is approximate.
7. Locations of abandoned cesspools and drum storage areas are approximate and located using historical figures.

LEGEND

Symbol	Description
CB	CATCH BASIN
CBCI	CATCH BASIN/CURB INLET
GV	GAS VALVE
GP 2 WELL	GROUNDWATER PROFILE WELL SITE
MW-6	MONITOR WELL
SMH	SANITARY MANHOLE
SB-20	SOIL BORING LOCATION
SV-1	SUB-SLAB SOIL VAPOR TEST LOCATION
TMH	TELEPHONE MANHOLE
TP-1	TEST PIT
IA-1	INDOOR AIR SAMPLE LOCATION
AO-1	AMBIENT OUTDOOR AIR SAMPLE LOCATION
	UTILITY POLE
WV	WATER VALVE
BC	BOTTOM OF CURB
TC	TOP OF CURB
G	UNDERGROUND GAS LINE AS MARKED BY OTHERS
SA	UNDERGROUND SANITARY LINE AS MARKED BY OTHERS
W	UNDERGROUND WATER LINE AS MARKED BY OTHERS
MW-2S	MONITORING WELL PAIR
	APPROXIMATE LOCATION OF ABANDONED CESSPOOLS
	APPROXIMATE LOCATION OF DRUM STORAGE AREAS
SS1-10/2015	SURFACE SOIL SAMPLE- Collected 10/15/2015

SCALE 0 15 30 FEET

Shaw® Shaw Environmental, Inc.

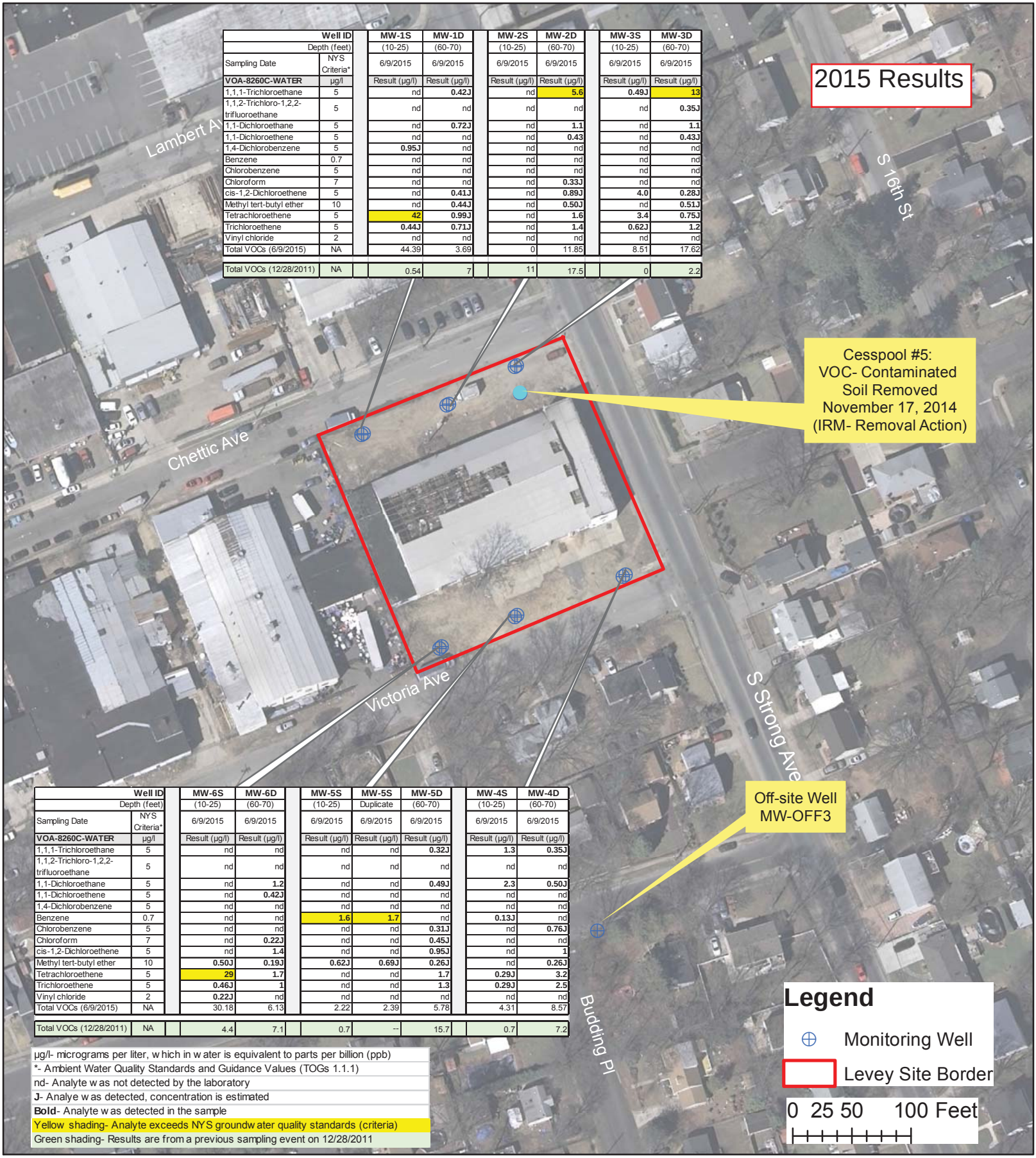
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
COPIAGUE, NEW YORK

FIGURE 2
SAMPLE LOCATION MAP

LEVEY PROPERTY OU-1
1305 SOUTH STRONG AVENUE
SUFFOLK COUNTY COPIAGUE, NEW YORK

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
LATHAM, NY	05/08/13	MJS	SJW	NN	DS	134685-20D6

File: U:\Project\134685\20\134685-20D6.dwg Xref:
Plot Date/Time: May 08, 2013 - 8:47am Image:
Plotted By: steven.walsh



	Well ID	MW-1S	MW-1D	MW-2S	MW-2D	MW-3S	MW-3D
	Depth (feet)	(10-25)	(60-70)	(10-25)	(60-70)	(10-25)	(60-70)
Sampling Date	NYS Criteria*	6/9/2015	6/9/2015	6/9/2015	6/9/2015	6/9/2015	6/9/2015
VOA-8260C-WATER	µg/l	Result (µg/l)	Result (µg/l)	Result (µg/l)	Result (µg/l)	Result (µg/l)	Result (µg/l)
1,1,1-Trichloroethane	5	nd	**0.42J**	nd	**5.6**	**0.49J**	**13**
1,1,2-Trichloro-1,2,2-trifluoroethane	5	nd	nd	nd	nd	nd	**0.35J**
1,1-Dichloroethane	5	nd	**0.72J**	nd	**1.1**	nd	**1.1**
1,1-Dichloroethene	5	nd	nd	nd	**0.43**	nd	**0.43J**
1,4-Dichlorobenzene	5	**0.95J**	nd	nd	nd	nd	nd
Benzene	0.7	nd	nd	nd	nd	nd	nd
Chlorobenzene	5	nd	nd	nd	nd	nd	nd
Chloroform	7	nd	nd	nd	**0.33J**	nd	nd
cis-1,2-Dichloroethene	5	nd	**0.41J**	nd	**0.89J**	**4.0**	**0.28J**
Methyl tert-butyl ether	10	nd	**0.44J**	nd	**0.50J**	nd	**0.51J**
Tetrachloroethene	5	**42**	**0.99J**	nd	**1.6**	**3.4**	**0.75J**
Trichloroethene	5	**0.44J**	**0.71J**	nd	**1.4**	**0.62J**	**1.2**
Vinyl chloride	2	nd	nd	nd	nd	nd	nd
Total VOCs (6/9/2015)	NA	44.39	3.69	0	11.85	8.51	17.62
Total VOCs (12/28/2011)	NA	0.54	7	11	17.5	0	2.2

	Well ID	MW-6S	MW-6D	MW-5S	MW-5S	MW-5D	MW-4S	MW-4D
	Depth (feet)	(10-25)	(60-70)	(10-25)	Duplicate	(60-70)	(10-25)	(60-70)
Sampling Date	NYS Criteria*	6/9/2015	6/9/2015	6/9/2015	6/9/2015	6/9/2015	6/9/2015	6/9/2015
VOA-8260C-WATER	µg/l	Result (µg/l)	Result (µg/l)	Result (µg/l)	Result (µg/l)	Result (µg/l)	Result (µg/l)	Result (µg/l)
1,1,1-Trichloroethane	5	nd	nd	nd	nd	**0.32J**	**1.3**	**0.35J**
1,1,2-Trichloro-1,2,2-trifluoroethane	5	nd	nd	nd	nd	nd	nd	nd
1,1-Dichloroethane	5	nd	**1.2**	nd	nd	**0.49J**	**2.3**	**0.50J**
1,1-Dichloroethene	5	nd	**0.42J**	nd	nd	nd	nd	nd
1,4-Dichlorobenzene	5	nd	nd	nd	nd	nd	nd	nd
Benzene	0.7	nd	nd	**1.6**	**1.7**	nd	**0.13J**	nd
Chlorobenzene	5	nd	nd	nd	nd	**0.31J**	nd	**0.76J**
Chloroform	7	nd	**0.22J**	nd	nd	**0.45J**	nd	nd
cis-1,2-Dichloroethene	5	nd	**1.4**	nd	nd	**0.95J**	nd	**1**
Methyl tert-butyl ether	10	**0.50J**	**0.19J**	**0.62J**	**0.69J**	**0.26J**	nd	**0.26J**
Tetrachloroethene	5	**29**	**1.7**	nd	nd	**1.7**	**0.29J**	**3.2**
Trichloroethene	5	**0.46J**	**1**	nd	nd	**1.3**	**0.29J**	**2.5**
Vinyl chloride	2	**0.22J**	nd	nd	nd	nd	nd	nd
Total VOCs (6/9/2015)	NA	30.18	6.13	2.22	2.39	5.78	4.31	8.57
Total VOCs (12/28/2011)	NA	4.4	7.1	0.7	--	15.7	0.7	7.2

µg/l- micrograms per liter, which in water is equivalent to parts per billion (ppb)
*- Ambient Water Quality Standards and Guidance Values (TOGs 1.1.1)
nd- Analyte was not detected by the laboratory
J- Analyte was detected, concentration is estimated
Bold- Analyte was detected in the sample
Yellow shading- Analyte exceeds NYS groundwater quality standards (criteria)
Green shading- Results are from a previous sampling event on 12/28/2011

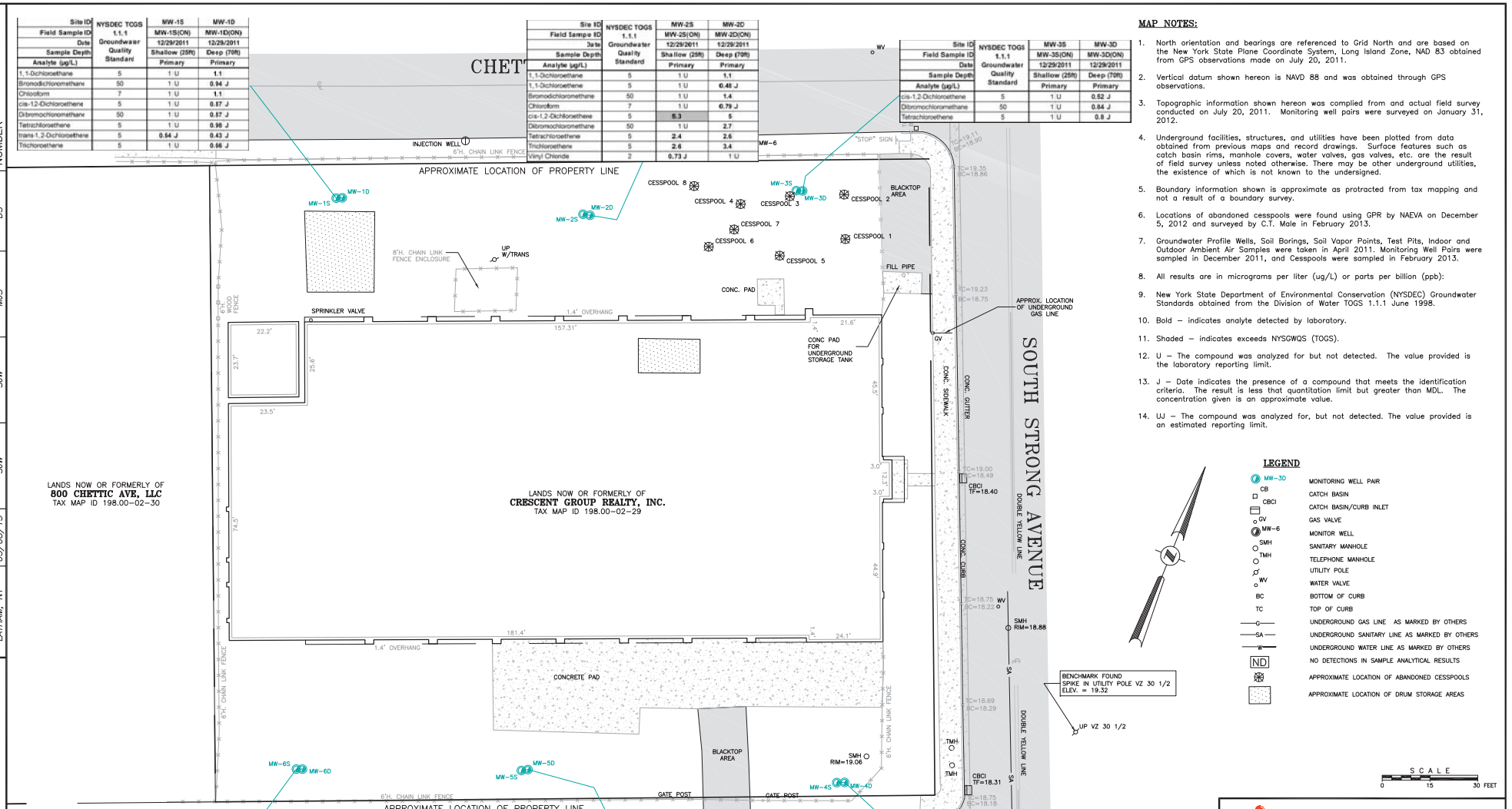
N

Levey Property Site (class 2) Site No. 152201
1305 South Strong Avenue, Copiague NY 11726
Town of Babylon, Suffolk County, New York

Remedial Investigation
On-site Groundwater Sample Results
VOC Detections in Groundwater
Sample Date: June 9, 2015
Figure 3

Created by: RKC
8/13/15

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
LATHAM, NY	05/08/13	SJW	SJW	MJS	DS	134685-20D7



Site ID	NYSDEC TOGS 1.1.1 Groundwater Quality Standard	MW-1S	MW-1D
Field Sample ID		MW-1S(ON)	MW-1D(ON)
Date		12/29/2011	12/29/2011
Sample Depth		Shallow (25ft)	Deep (70ft)
Analyte (µg/L)		Primary	Primary
1,1-Dichloroethane	5	1 U	**1.1**
Bromodichloromethane	50	1 U	**0.94 J**
Chloroform	7	1 U	**1.1**
cis-1,2-Dichloroethene	5	1 U	**0.87 J**
Dibromochloromethane	50	1 U	**0.87 J**
Tetrachloroethene	5	1 U	**0.98 J**
trans-1,2-Dichloroethene	5	**0.54 J**	**0.43 J**
Trichloroethene	5	1 U	**0.66 J**

Site ID	NYSDEC TOGS 1.1.1 Groundwater Quality Standard	MW-2S	MW-2D
Field Sample ID		MW-2S(ON)	MW-2D(ON)
Date		12/29/2011	12/29/2011
Sample Depth		Shallow (25ft)	Deep (70ft)
Analyte (µg/L)		Primary	Primary
1,1-Dichloroethane	5	1 U	**1.1**
1,1-Dichloroethene	5	1 U	**0.48 J**
Bromodichloromethane	50	1 U	**1.4**
Chloroform	7	1 U	**0.79 J**
cis-1,2-Dichloroethene	5	**5.3**	**5**
Dibromochloromethane	50	1 U	**2.7**
Tetrachloroethene	5	**2.4**	**2.6**
Trichloroethene	5	**2.6**	**3.4**
Vinyl Chloride	2	**0.73 J**	1 U

Site ID	NYSDEC TOGS 1.1.1 Groundwater Quality Standard	MW-3S	MW-3D
Field Sample ID		MW-3S(ON)	MW-3D(ON)
Date		12/29/2011	12/29/2011
Sample Depth		Shallow (25ft)	Deep (70ft)
Analyte (µg/L)		Primary	Primary
cis-1,2-Dichloroethene	5	1 U	**0.52 J**
Dibromochloromethane	50	1 U	**0.84 J**
Tetrachloroethene	5	1 U	**0.8 J**

Site ID	NYSDEC TOGS 1.1.1 Groundwater Quality Standard	MW-6S	MW-6D
Field Sample ID		MW-6S(ON)	MW-6D(ON)
Date		12/28/2011	12/28/2011
Sample Depth		Shallow (25ft)	Deep (70ft)
Analyte (µg/L)		Primary	Primary
Bromodichloromethane	50	1 U	**1.5 J**
Chloroform	7	1 U	**1.1 J**
cis-1,2-Dichloroethene	5	**2 J**	**1.3 J**
Dibromochloromethane	50	1 U	**1.8 J**
Tetrachloroethene	5	**1.2 J**	1 UJ
trans-1,2-Dichloroethene	5	1 U	**0.43 J**
Trichloroethene	5	**1.2 J**	**0.94 J**

Site ID	NYSDEC TOGS 1.1.1 Groundwater Quality Standard	MW-5S	MW-5D	MW-5D
Field Sample ID		MW-5S(ON)	MW-5D(ON)	DUPLICATE-1
Date		12/28/2011	12/28/2011	12/28/2011
Sample Depth		Shallow (25ft)	Deep (70ft)	Deep (70ft)
Analyte (µg/L)		Primary	Primary	Field Duplicate
1,1-Dichloroethane	5	1 U	**2.1 J**	**2.3 J**
Chloroform	7	1 U	**2.7 J**	**2.2 J**
cis-1,2-Dichloroethene	5	1 U	**3.7 J**	**3.8 J**
Tetrachloroethene	5	1 UJ	**4.1 J**	**4.6 J**
trans-1,2-Dichloroethene	5	**0.7 J**	1 U	1 U
Trichloroethene	5	1 U	**2.8 J**	**2.8 J**

Site ID	NYSDEC TOGS 1.1.1 Groundwater Quality Standard	MW-4S	MW-4D
Field Sample ID		MW-4S(ON)	MW-4D(ON)
Date		12/28/2011	12/28/2011
Sample Depth		Shallow (25ft)	Deep (70ft)
Analyte (µg/L)		Primary	Primary
Bromodichloromethane	50	1 U	**2.5 J**
Chloroform	7	1 U	**2.5 J**
Dibromochloromethane	50	1 U	**2.2 J**
trans-1,2-Dichloroethene	5	**0.73 J**	1 U

MAP NOTES:

1. North orientation and bearings are referenced to Grid North and are based on the New York State Plane Coordinate System, Long Island Zone, NAD 83 obtained from GPS observations made on July 20, 2011.
2. Vertical datum shown hereon is NAVD 88 and was obtained through GPS observations.
3. Topographic information shown hereon was complied from and actual field survey conducted on July 20, 2011. Monitoring well pairs were surveyed on January 31, 2012.
4. Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned.
5. Boundary information shown is approximate as protracted from tax mapping and not a result of a boundary survey.
6. Locations of abandoned cesspools were found using GPR by NAEVA on December 5, 2012 and surveyed by C.T. Male in February 2013.
7. Groundwater Profile Wells, Soil Borings, Soil Vapor Points, Test Pits, Indoor and Outdoor Ambient Air Samples were taken in April 2011. Monitoring Well Pairs were sampled in December 2011, and Cesspools were sampled in February 2013.
8. All results are in micrograms per liter (ug/L) or parts per billion (ppb):
9. New York State Department of Environmental Conservation (NYSDEC) Groundwater Standards obtained from the Division of Water TOGS 1.1.1 June 1998.
10. Bold – indicates analyte detected by laboratory.
11. Shaded – indicates exceeds NYSGWQS (TOGS).
12. U – The compound was analyzed for but not detected. The value provided is the laboratory reporting limit.
13. J – Date indicates the presence of a compound that meets the identification criteria. The result is less that quantitation limit but greater than MDL. The concentration given is an approximate value.
14. UJ – The compound was analyzed for, but not detected. The value provided is an estimated reporting limit.

LEGEND

- MW-3D — MONITORING WELL PAIR
- CB — CATCH BASIN
- CBCI — CATCH BASIN/CURB INLET
- GV — GAS VALVE
- MW-6 — MONITOR WELL
- SMH — SANITARY MANHOLE
- TMH — TELEPHONE MANHOLE
- UTILITY POLE
- WV — WATER VALVE
- BC — BOTTOM OF CURB
- TC — TOP OF CURB
- G — UNDERGROUND GAS LINE AS MARKED BY OTHERS
- SA — UNDERGROUND SANITARY LINE AS MARKED BY OTHERS
- W — UNDERGROUND WATER LINE AS MARKED BY OTHERS
- ND — NO DETECTIONS IN SAMPLE ANALYTICAL RESULTS
- APPROXIMATE LOCATION OF ABANDONED CESSPOOLS
- APPROXIMATE LOCATION OF DRUM STORAGE AREAS

SCALE 0 15 30 FEET

Shaw Environmental, Inc.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
COPIAGUE, NEW YORK

Figure 4

GROUNDWATER VOC RESULTS DECEMBER 2011

LEVEY PROPERTY OU-1
1305 SOUTH STRONG STREET
SUFFOLK COUNTY COPIAGUE, NEW YORK

File: I:\Project\134685\20\134685-20D7.dwg
Plot Date/Time: May 09, 2013 - 10:10am
Plotted By: steven.walsh
Xref:
Image:

OFFICE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
LATHAM, NY	05/09/13	SJW	SJW	MJW	DS	134685-20D5

Site ID	NYSDEC TOGS	GW 1-10'	GW-1-20'	GW-1-30'	GW-1-40'	GW-1-50'	GW-1-60'	GW-1-70'
Field Sample ID	1.1.1	GW-1-10'	GW-1-20'	GW-1-30'	GW-1-40'	GW-1-50'	GW-1-60'	GW-1-70'
Date	Groundwater	04.19.2011	04.19.2011	04.19.2011	04.19.2011	04.19.2011	04.19.2011	04.19.2011
Analyte (µg/L)	Quality Standard	Primary	Primary	Primary	Primary	Primary	Primary	Primary
1,1,1-Trichloroethane	5	1 U	1 U	1 U	1 U	1 U	1	3.7
1,1,2-Trichlorotrifluoroethane *	5	1 U	1 U	1 U	1 U	1 U	2.9	12
1,1-Dichloroethane	5	1 U	1 U	1 U	0.53 J	0.54 J	4.2	17
1,1-Dichloroethene	5	1 U	1 U	1 U	1 U	1 U	1.8	8
Chlorobenzene	5	1 U	1 U	1 U	1 U	1 U	1.8	8.4
Chloroform	7	1.9	1 U	1 U	1 U	1 U	1 U	0.51 J
cis-1,2-Dichloroethene	5	1.8	2	1.8	3.3	3.3	30	120
Methyl tert-butyl Ether	10	1 U	5.2	3.1	1 U	1 U	1 U	1 U
Tetrachloroethene	5	1 U	0.76 J	0.97 J	1.1	1.5	12	49
trans-1,2-Dichloroethene	5	1 U	1 U	1 U	1 U	1 U	1 U	2.9
Trichloroethene	5	0.91 J	1.8	1.4	2.6	3.2	33	130
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	6.7 J	3

*1,1,2-trichlortrifluorethane = Freon113

Site ID	NYSDEC TOGS	GW-2-10'	GW-2-20'	GW-2-30'	GW-2-40'	GW-2-50'	GW-2-60'	GW-2-10'
Field Sample ID	1.1.1	GW-2-10'	GW-2-20'	GW-2-30'	GW-2-40'	GW-2-50'	GW-2-60'	GW-2-10'
Date	Groundwater	04.15.2011	04.15.2011	04.15.2011	04.15.2011	04.15.2011	04.15.2011	04.15.2011
Analyte (µg/L)	Quality Standard	Primary	Primary	Primary	Primary	Primary	Primary	Primary
1,1,2-Trichlorotrifluoroethane *	5	1 U	1 U	1 U	1 U	1 U	2.4	7.7
1,1-Dichloroethane	5	1.3	1 U	1 U	1 U	0.59 J	4.1	12
1,1-Dichloroethene	5	1 U	1 U	1 U	1 U	0.57 J	2	4.4
2-Butanone	50	2.3 J	5 U	5 U	5 U	5 U	5 U	5 U
Carbon Disulfide	60	0.81 J	0.7 J	1 U	1 U	1 U	1 U	1 U
Chlorobenzene	5	1 U	1 U	1 U	1 U	0.51 J	2.4	7.3
cis-1,2-Dichloroethene	5	6.3	5.2	2.6	2.5	3.1	23	81
Methyl tert-butyl Ether	10	1 U	1 U	1 U	1 U	1 U	0.93 J	0.51 J
Tetrachloroethene	5	2.7	3	1.2	1.7	3.4	17	49
trans-1,2-Dichloroethene	5	1 U	1 U	1 U	1 U	1 U	1 U	0.52 J
Trichloroethene	5	2.2	1.3	1.3	1.8	3.6	19	68
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	0.54 J	2

Site ID	NYSDEC TOGS	GW-6-10'	GW-6-20'	GW-6-40'	GW-6-50'	GW-4-60'	GW-6-70'
Field Sample ID	1.1.1	GW-6-10'	GW-6-20'	GW-6-40'	GW-6-50'	GW-4-60'	GW-6-70'
Date	Groundwater	04.14.2011	04.14.2011	04.14.2011	04.14.2011	04.14.2011	04.14.2011
Analyte (µg/L)	Quality Standard	Primary	Primary	Primary	Primary	Primary	Primary
1,1,1-Trichloroethane	5	35	1 U	1 U	1 U	1.8	1 U
1,1,2-Trichlorotrifluoroethane *	5	1 U	1 U	1 U	1 U	1 U	3.5
1,1-Dichloroethane	5	7.8	0.63 J	1 U	1.4	3.5	19
1,1-Dichloroethene	5	1 U	1 U	1 U	1 U	2.2	9.7
Carbon Disulfide	60	1 U	0.67 J	1 U	1 U	1 U	1 U
cis-1,2-Dichloroethene	5	0.57 J	1.8	2.2	4.9	12	72
Dichlorodifluoromethane	5	1 U	1 U	1 U	1 U	3.3	23
Methyl tert-butyl Ether	10	1 U	1 U	1 U	1 U	1.1	0.68 J
Tetrachloroethene	5	3.5	0.54 J	1 U	1 U	1 U	1.9
Trichloroethene	5	2.6	1 J	1.4	2.8	8.3	41
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	4

Site ID	NYSDEC TOGS	GW-7-10'	GW-7-20'	GW-7-30'	GW-7-40'	GW-7-50'	GW-7-60'	GW-7-70'	GW-7-70'
Field Sample ID	1.1.1	GW-7-10'	GW-7-20'	GW-7-30'	GW-7-40'	GW-7-50'	GW-7-60'	GW-7-70'	Duplicate-2
Date	Groundwater	04.15.2011	04.15.2011	04.15.2011	04.15.2011	04.15.2011	04.15.2011	04.15.2011	04.15.2011
Analyte (µg/L)	Quality Standard	Primary	Primary	Primary	Primary	Primary	Primary	Primary	Duplicate-2
1,1,2-Trichlorotrifluoroethane *	5	1 U	1 U	1 U	0.8 J	1 U	1 U	12 J	13 J
1,1-Dichloroethane	5	0.8 J	0.99 J	1 U	3	0.67 J	1.3	19 J	22 J
1,1-Dichloroethene	5	1 U	1 U	1 U	0.91 J	1 U	1.1	7.5 J	7.9 J
Carbon Disulfide	60	1 U	0.63 J	1 U	1 U	1 U	1 U	1 U,	1 UJ
Chlorobenzene	5	1 U	1 U	1 U	1.4	1 U	1 U	21 J	22 J
Chloroform	7	1 U	1 U	1 U	1 U	1 U	1 U	0.6 J	0.63 J
cis-1,2-Dichloroethene	5	6.9	18	2.9	17	3.5	5.3	120 J	130 J
Dichlorodifluoromethane	5	1 U	1 U	1 U	1 U	1 U	1 U	2.4 J	2.5 J
Methyl tert-butyl Ether	10	1 U	1 U	1 U	1 U	1 U	0.71 J	0.72 J	0.73 J
Tetrachloroethene	5	4.8	7.1	1 U	2.6	1.6	3.8	42 J	41 J
trans-1,2-Dichloroethene	5	1 U	1 U	1 U	1 U	1 U	1 U	4.8 J	7.6 J
Trichloroethene	5	2	3.7	1.4	12	3.4	6	130 J	140 J
Vinyl Chloride	2	1 U	1 U	1 U	1 U	0.54 J	1 U	1 UJ	4 J	4.9 J

Site ID	NYSDEC TOGS	GW-8-10'	GW-8-50'	GW-8-60'	GW-8-70'
Field Sample ID	1.1.1	GW-8-10'	GW-8-50'	GW-8-60'	GW-8-70'
Date	Groundwater	04.19.2011	04.19.2011	04.19.2011	04.19.2011
Analyte (µg/L)	Quality Standard	Primary	Primary	Primary	Primary
1,1,1-Trichloroethane	5	1.6	1 U	1 U	1 UJ
1,1,2-Trichlorotrifluoroethane *	5	0.72 J	1 U	1 U	1.3 J
1,1-Dichloroethane	5	1 U	1 U	1 U	2.7 J
1,1-Dichloroethene	5	1 U	1 U	1 U	0.86 J
Chlorobenzene	5	1 U	1 U	1 U	1.8 J
Chloroform	7	1 U	0.97 J	1 U	1 UJ
cis-1,2-Dichloroethene	5	1 U	1 U	1.7	14 J
Tetrachloroethene	5	1 U	0.56 J	2.9	18 J
Trichloroethene	5	1 U	1 U	1.8	14 J

Site ID	NYSDEC TOGS	GW-3-10'	GW-3-20'	GW-3-40'	GW-3-50'	GW-3-60'	GW-3-70'
Field Sample ID	1.1.1	GW-3-10'	GW-3-20'	GW-3-40'	GW-3-50'	GW-3-60'	GW-3-70'
Date	Groundwater	04.15.2011	04.15.2011	04.15.2011	04.15.2011	04.15.2011	04.15.2011
Analyte (µg/L)	Quality Standard	Primary	Primary	Primary	Primary	Primary	Primary
1,1,2-Trichlorotrifluoroethane *	5	1 U	1 U	1 U	1 U	1 U	1.8
1,1-Dichloroethane	5	1 U	1 U	1 U	1 U	1 U	1.9
1,1-Dichloroethene	5	1 U	1 U	1 U	1 U	1 U	1.1
Chlorobenzene	5	1 U	1 U	1 U	1 U	1.2	8.1
cis-1,2-Dichloroethene	5	1.1	0.78 J	1 U	1 U	2.2	16
Methyl tert-butyl Ether	10	1 U	1 U	1 U	1 U	1 U	0.56 J
Tetrachloroethene	5	0.94 J	0.59 J	1.2	1.7	6.1	28
Trichloroethene	5	1 U	0.52 J	1 U	1 U	3.6	22

Site ID	NYSDEC TOGS	GW-4-10'	GW-4-40'	GW-4-50'	GW-4-60'	GW-4-70'
Field Sample ID	1.1.1	GW-4-10'	GW-4-40'	GW-4-50'	GW-4-60'	GW-4-70'
Date	Groundwater	04.14.2011	04.14.2011	04.14.2011	04.14.2011	04.14.2011
Analyte (µg/L)	Quality Standard	Primary	Primary	Primary	Primary	Primary
1,1,1-Trichloroethane	5	1 U	1 U	1 U	1 U	1.5
1,1,2-Trichlorotrifluoroethane *	5	1 U	1 U	1 U	0.66 J	3.9
1,1-Dichloroethane	5	1 U	1 U	1 U	0.51 J	4
Chlorobenzene	5	1 U	0.71 J	0.59 J	3.5	18
cis-1,2-Dichloroethene	5	0.74 J	1.4	0.82 J	4.4	38
Methyl tert-butyl Ether	10	1 U	1 U	1 U	1 U	0.6 J
Tetrachloroethene	5	4.6	0.85 J	0.97 J	5.7	24
Trichloroethene	5	0.74 J	2.2	1.7	12	78
Vinyl Chloride	2	1 U	1 U	1 U	1 U	0.56 J

Site ID	NYSDEC TOGS	GW-5-10'	GW-5-20'	GW-5-30'	GW-5-40'	GW-5-40'	GW-5-50'	GW-5-60'	GW-5-70'
Field Sample ID	1.1.1	GW-5-10'	GW-5-20'	GW-5-30'	GW-5-40'	Duplicate -1	GW-5-50'	GW-5-60'	GW-5-70'
Date	Groundwater	04.14.2011	04.14.2011	04.14.2011	04.14.2011	04.14.2011	04.14.2011	04.14.2011	04.14.2011
Analyte (µg/L)	Quality Standard	Primary	Primary	Primary	Primary	Duplicate -1	Primary	Primary	Primary
1,1,1-Trichloroethane	5	15	1 U	1 U	1 U	1 U	1 U	1 L	1 U
1,1,2-Trichlorotrifluoroethane *	5	1.8	1 U	1 U	1 U	1 U	1 U	1.7	6.3
1,1-Dichloroethane	5	1.5	0.66 J	1 U	0.75 J	0.62 J	0.67 J	3.1	12
1,1-Dichloroethene	5	1.1	1 U	1 U	1 U	1 U	1 U	1.1	4.4
Chlorobenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	2	6.5
Chloroform	7	1 U	1 U	1 U	1 U	0.88 J	1 L	1 U	1 U
cis-1,2-Dichloroethene	5	0.52 J	2.5	2.6	5.2	3.5	3.8	19	85
Dichlorodifluoromethane	5	1 U	1 U	1 U	1 U	1 U	1 U	1 L	2
Methyl tert-butyl Ether	10	1 U	1 U	1 U	1 U	1 U	1 U	1 L	0.8 J
Tetrachloroethene	5	7.7	1 U	1 U	1.8	1.8	2.3	9.7	25
Trichloroethene	5	1 U	1.7	1.8	3.9	2.8	4.1	20	87
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	1 U	0.56 J	2.8

CHETTIC AVENUE

STRONG AVENUE

INJECTION WELL

BLACKTOP SIDEWALK

6'H. CHAIN LINK FENCE

APPROXIMATE LOCATION OF PROPERTY LINE

GP 1 WELL

GP 2 WELL

GP 3 WELL

GP 4 WELL

GP 5 WELL

GP 6 WELL

GP 7 WELL

GP 8 WELL

CESSPOOL 1

CESSPOOL 2

CESSPOOL 3

CESSPOOL 4

CESSPOOL 5

CESSPOOL 6

CESSPOOL 7

CESSPOOL 8

BLACKTOP AREA

8'H. CHAIN LINK FENCE ENCLOSURE

UP W/TRANS

SPRINKLER VALVE

FILL PIPE

CONC. PAD

1.4' OVERHANG

157.31'

LANDS NOW OR FORMERLY OF
800 CHETTIC AVE, LLC
TAX MAP ID 198.00-02-30

LANDS NOW OR FORMERLY OF
CRESCENT GROUP REALTY, INC.
TAX MAP ID 198.00-02-29

CONCRETE PAD

181.4'

74.5'

CBCI
TF=18.40

CBCI
TF=18.31

SMH
RIM=18.88

SMH
RIM=19.06

TMH

TMH

DOUBLE YELLOW LINE

CONC. CURB

GATE POST

GATE POST

BENCHMARK FOUND
SPIKE IN UTILITY POLE VZ 30 1/2
ELEV. = 19.32

UP VZ 30 1/2

MAP NOTES:

1. North orientation and bearings are referenced to Grid North and are based on the New York State Plane Coordinate System, Long Island Zone, NAD 83 obtained from GPS observations made on July 20, 2011.
2. Vertical datum shown hereon is NAVD 88 and was obtained through GPS observations.
3. Topographic information shown hereon was complied from and actual field survey conducted on July 20, 2011.
4. Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safely New York must be notified prior to conducting test borings, excavation and construction.
5. Boundary information shown is approximate as protracted from tax mapping and not a result of a boundary survey.
6. Locations of abandoned cesspools were found using GPR by NAEVA on December 5, 2012 and surveyed by C.T. Male in February 2013.
7. Groundwater Profile Wells, Soil Borings, Soil Vapor Points, Test Pits, Indoor and Outdoor Ambient Air Samples were taken in April 2011. Monitoring Well Pairs were sampled in December 2011, and Cesspools were sampled in February 2013.
8. All results are in micrograms per liter (ug/L) or parts per billion (ppb):
9. New York State Department of Environmental Conservation (NYSDEC) Groundwater Standards obtained from the Division of Water TOGS 1.1.1 June 1998.
10. Bold – indicates analyte detected by laboratory.
11. Shaded – indicates exceeds NYSGWQS (TOGS).
12. U – Not detected at laboratory method detection limit.
13. J – Date indicates the presence of a compound that meets the identification criteria. The result is less that quantitation limit but greater than MDL. The concentration given is an approximate value.
14. UJ – The compound was analyzed for, but not detected. The value provided is an estimated reporting limit.

LEGEND

- CB — CATCH BASIN
- CBCI — CATCH BASIN/CURB INLET
- GV — GAS VALVE
- GP 2 WELL — GROUNDWATER PROFILE WELL SITE
- MW-6 — MONITOR WELL
- SMH — SANITARY MANHOLE
- TMH — TELEPHONE MANHOLE
- UTILITY POLE
- WV — WATER VALVE
- BC — BOTTOM OF CURB
- TC — TOP OF CURB
- UNDERGROUND GAS LINE AS MARKED BY OTHERS
- SA — UNDERGROUND SANITARY LINE AS MARKED BY OTHERS
- W — UNDERGROUND WATER LINE AS MARKED BY OTHERS
- ND — NO DETECTIONS IN SAMPLE ANALYTICAL RESULTS
- APPROXIMATE LOCATION OF ABANDONED CESSPOOLS
- APPROXIMATE LOCATION OF DRUM STORAGE AREAS

SCALE
0 15 30 FEET

Shaw Environmental, Inc.

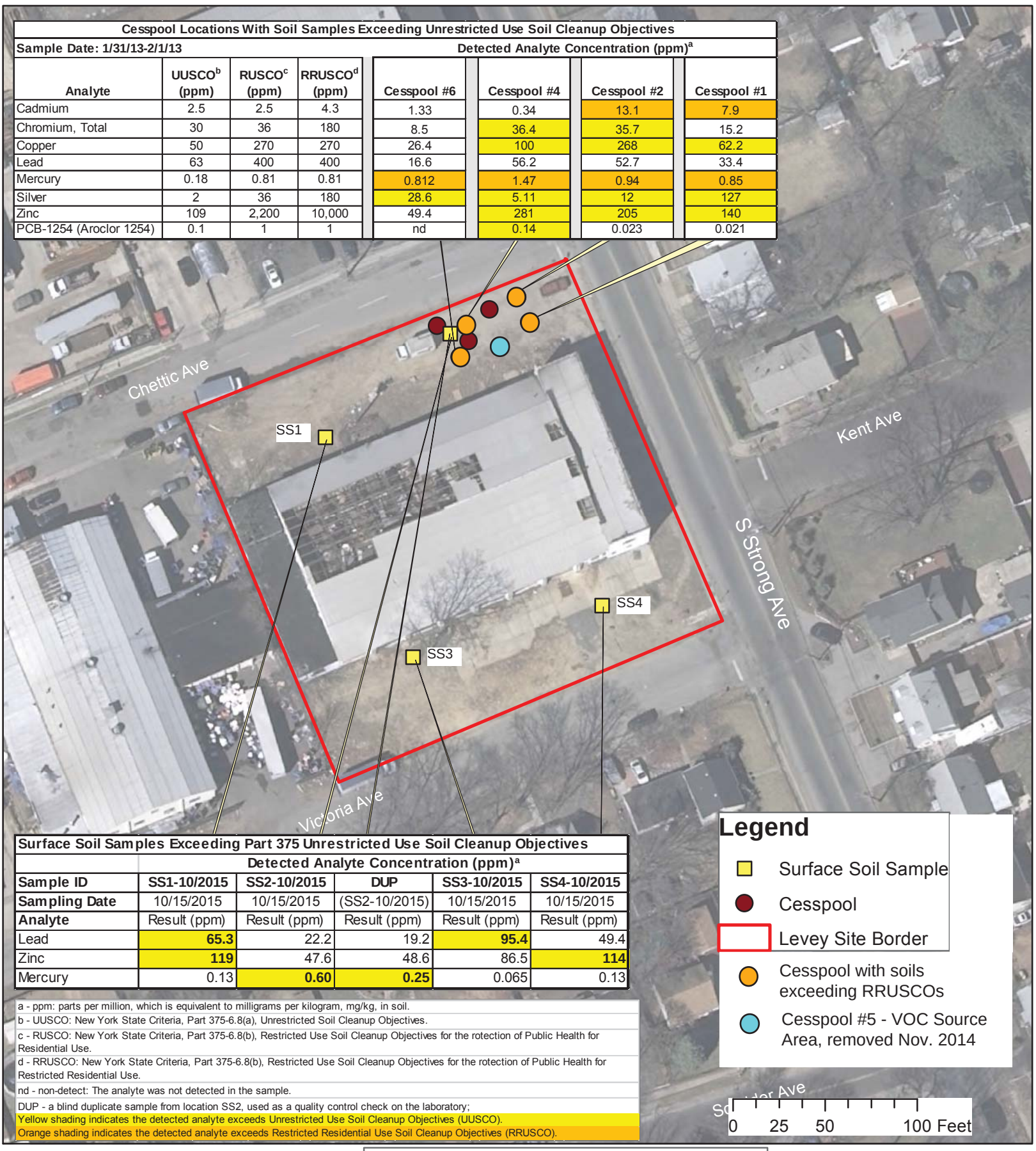
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
COPIAGUE, NEW YORK

Figure 5
GROUNDWATER VOC RESULTS
APRIL 2011

LEVEY PROPERTY OU-1
1305 SOUTH STRONG STREET
SUFFOLK COUNTY COPIAGUE, NEW YORK

File: I:\Project\134685\20\134685-20D5.dwg
Plot Date/Time: May 09, 2013 - 9:55am
Plotted By: steven.walsh
Xref:
Image:

Cesspool Locations With Soil Samples Exceeding Unrestricted Use Soil Cleanup Objectives							
Sample Date: 1/31/13-2/1/13				**Detected Analyte Concentration (ppm)[a]**			
Analyte	**UUSCO[b] (ppm)**	**RUSCO[c] (ppm)**	**RRUSCO[d] (ppm)**	**Cesspool #6**	**Cesspool #4**	**Cesspool #2**	**Cesspool #1**
Cadmium	2.5	2.5	4.3	1.33	0.34	13.1	7.9
Chromium, Total	30	36	180	8.5	36.4	35.7	15.2
Copper	50	270	270	26.4	100	268	62.2
Lead	63	400	400	16.6	56.2	52.7	33.4
Mercury	0.18	0.81	0.81	0.812	1.47	0.94	0.85
Silver	2	36	180	28.6	5.11	12	127
Zinc	109	2,200	10,000	49.4	281	205	140
PCB-1254 (Aroclor 1254)	0.1	1	1	nd	0.14	0.023	0.021



Surface Soil Samples Exceeding Part 375 Unrestricted Use Soil Cleanup Objectives					
	Detected Analyte Concentration (ppm)[a]				
Sample ID	**SS1-10/2015**	**SS2-10/2015**	**DUP**	**SS3-10/2015**	**SS4-10/2015**
Sampling Date	10/15/2015	10/15/2015	(SS2-10/2015)	10/15/2015	10/15/2015
Analyte	Result (ppm)	Result (ppm)	Result (ppm)	Result (ppm)	Result (ppm)
Lead	**65.3**	22.2	19.2	**95.4**	49.4
Zinc	**119**	47.6	48.6	86.5	**114**
Mercury	0.13	**0.60**	**0.25**	0.065	0.13

a - ppm: parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil.
b - UUSCO: New York State Criteria, Part 375-6.8(a), Unrestricted Soil Cleanup Objectives.
c - RUSCO: New York State Criteria, Part 375-6.8(b), Restricted Use Soil Cleanup Objectives for the rotection of Public Health for Residential Use.
d - RRUSCO: New York State Criteria, Part 375-6.8(b), Restricted Use Soil Cleanup Objectives for the rotection of Public Health for Restricted Residential Use.
nd - non-detect: The analyte was not detected in the sample.
DUP - a blind duplicate sample from location SS2, used as a quality control check on the laboratory;
Yellow shading indicates the detected analyte exceeds Unrestricted Use Soil Cleanup Objectives (UUSCO).
Orange shading indicates the detected analyte exceeds Restricted Residential Use Soil Cleanup Objectives (RRUSCO).

N

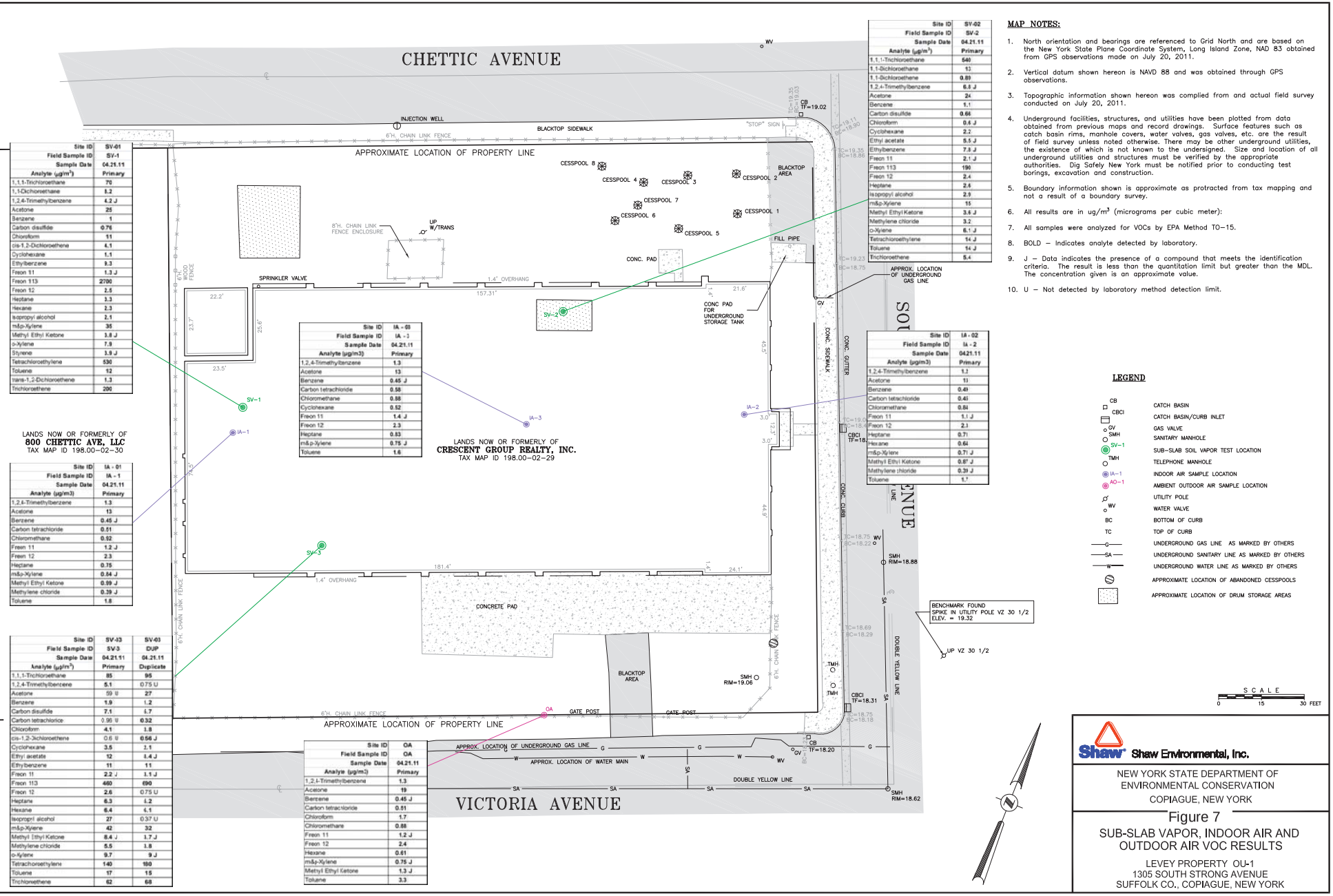
Levey Property Site (class 2) Site No. 152201
1305 South Strong Avenue, Copiague NY 11726
Town of Babylon, Suffolk County, New York

Remedial Investigation
Soil Sampling Locations Exceeding
Soil Cleanup Objectives (SCOs)

Figure 6

Created by: RKC
9/29/15

DRAWING NUMBER	APPROVED BY	CHECKED BY	DRAWN BY	DESIGNED BY	DATE	OFFICE
134685-20D1	DS	MJS	SJW	SJW	05/08/13	LATHAM, NY



Site ID	SV-01
Field Sample ID	SV-1
Sample Date	04.21.11
Analyte (µg/m³)	Primary
1,1,1-Trichloroethane	70
1,1-Dichloroethane	8.2
1,2,4-Trimethylbenzene	4.2 J
Acetone	25
Benzene	1
Carbon disulfide	0.76
Chloroform	11
cis-1,2-Dichloroethene	4.1
Cyclohexane	1.1
Ethylbenzene	9.3
Freon 11	1.3 J
Freon 113	2700
Freon 12	2.5
Heptane	3.3
Hexane	2.3
Isopropyl alcohol	2.1
m&p-Xylene	35
Methyl Ethyl Ketone	3.8 J
o-Xylene	7.9
Styrene	3.9 J
Tetrachloroethylene	530
Toluene	12
trans-1,2-Dichloroethene	1.3
Trichloroethene	200

Site ID	IA - 01
Field Sample ID	IA - 1
Sample Date	04.21.11
Analyte (µg/m3)	Primary
1,2,4-Trimethylbenzene	1.3
Acetone	13
Benzene	0.45 J
Carbon tetrachloride	0.51
Chloromethane	0.92
Freon 11	1.2 J
Freon 12	2.3
Heptane	0.75
m&p-Xylene	0.84 J
Methyl Ethyl Ketone	0.99 J
Methylene chloride	0.39 J
Toluene	1.8

Site ID	IA - 03
Field Sample ID	IA - 3
Sample Date	04.21.11
Analyte (µg/m3)	Primary
1,2,4-Trimethylbenzene	1.3
Acetone	13
Benzene	0.45 J
Carbon tetrachloride	0.58
Chloromethane	0.88
Cyclohexane	0.52
Freon 11	1.4 J
Freon 12	2.3
Heptane	0.93
m&p-Xylene	0.75 J
Toluene	1.6

Site ID	IA - 02
Field Sample ID	IA - 2
Sample Date	04.21.11
Analyte (µg/m3)	Primary
1,2,4-Trimethylbenzene	1.2
Acetone	13
Benzene	0.49
Carbon tetrachloride	0.48
Chloromethane	0.84
Freon 11	1.1 J
Freon 12	2.3
Heptane	0.71
Hexane	0.64
m&p-Xylene	0.71 J
Methyl Ethyl Ketone	0.87 J
Methylene chloride	0.39 J
Toluene	1.7

Site ID	SV-02
Field Sample ID	SV-2
Sample Date	04.21.11
Analyte (µg/m³)	Primary
1,1,1-Trichloroethane	540
1,1-Dichloroethane	13
1,1-Dichloroethene	0.89
1,2,4-Trimethylbenzene	6.8 J
Acetone	24
Benzene	1.1
Carbon disulfide	0.66
Chloroform	0.6 J
Cyclohexane	2.2
Ethyl acetate	5.5 J
Ethylbenzene	7.8 J
Freon 11	2.1 J
Freon 113	190
Freon 12	2.4
Heptane	2.6
Isopropyl alcohol	2.9
m&p-Xylene	15
Methyl Ethyl Ketone	3.6 J
Methylene chloride	3.2
o-Xylene	6.1 J
Tetrachloroethylene	14 J
Toluene	14 J
Trichloroethene	5.4

Site ID	SV-03	SV-03
Field Sample ID	SV-3	DUP
Sample Date	04.21.11	04.21.11
Analyte (µg/m³)	Primary	Duplicate
1,1,1-Trichloroethane	85	95
1,2,4-Trimethylbenzene	5.1	0.75 U
Acetone	59 U	27
Benzene	1.9	1.2
Carbon disulfide	7.1	4.7
Carbon tetrachloride	0.96 U	0.32
Chloroform	4.1	1.8
cis-1,2-Dichloroethene	0.6 U	0.56 J
Cyclohexane	3.5	2.1
Ethyl acetate	12	4.4 J
Ethylbenzene	11	11
Freon 11	2.2 J	1.1 J
Freon 113	460	690
Freon 12	2.6	0.75 U
Heptane	6.3	1.2
Hexane	6.4	4.1
Isopropyl alcohol	27	0.37 U
m&p-Xylene	42	32
Methyl Ethyl Ketone	8.4 J	1.7 J
Methylene chloride	5.5	1.8
o-Xylene	9.7	9 J
Tetrachloroethylene	140	180
Toluene	17	15
Trichloroethene	62	68

Site ID	OA
Field Sample ID	OA
Sample Date	04.21.11
Analyte (µg/m3)	Primary
1,2,4-Trimethylbenzene	1.3
Acetone	19
Benzene	0.45 J
Carbon tetrachloride	0.51
Chloroform	1.7
Chloromethane	0.88
Freon 11	1.2 J
Freon 12	2.4
Hexane	0.61
m&p-Xylene	0.75 J
Methyl Ethyl Ketone	1.3 J
Toluene	3.3

MAP NOTES:

1. North orientation and bearings are referenced to Grid North and are based on the New York State Plane Coordinate System, Long Island Zone, NAD 83 obtained from GPS observations made on July 20, 2011.
2. Vertical datum shown hereon is NAVD 88 and was obtained through GPS observations.
3. Topographic information shown hereon was complied from and actual field survey conducted on July 20, 2011.
4. Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safely New York must be notified prior to conducting test borings, excavation and construction.
5. Boundary information shown is approximate as protracted from tax mapping and not a result of a boundary survey.
6. All results are in ug/m³ (micrograms per cubic meter):
7. All samples were analyzed for VOCs by EPA Method TO-15.
8. BOLD – Indicates analyte detected by laboratory.
9. J – Data indicates the presence of a compound that meets the identification criteria. The result is less than the quantitation limit but greater than the MDL. The concentration given is an approximate value.
10. U – Not detected by laboratory method detection limit.

LEGEND

- CB — CATCH BASIN
- CBCI — CATCH BASIN/CURB INLET
- GV — GAS VALVE
- SMH — SANITARY MANHOLE
- SV-1 — SUB-SLAB SOIL VAPOR TEST LOCATION
- TMH — TELEPHONE MANHOLE
- IA-1 — INDOOR AIR SAMPLE LOCATION
- AO-1 — AMBIENT OUTDOOR AIR SAMPLE LOCATION
- UTILITY POLE
- WV — WATER VALVE
- BC — BOTTOM OF CURB
- TC — TOP OF CURB
- G — UNDERGROUND GAS LINE AS MARKED BY OTHERS
- SA — UNDERGROUND SANITARY LINE AS MARKED BY OTHERS
- W — UNDERGROUND WATER LINE AS MARKED BY OTHERS
- APPROXIMATE LOCATION OF ABANDONED CESSPOOLS
- APPROXIMATE LOCATION OF DRUM STORAGE AREAS

SCALE 0 15 30 FEET

Shaw Environmental, Inc.

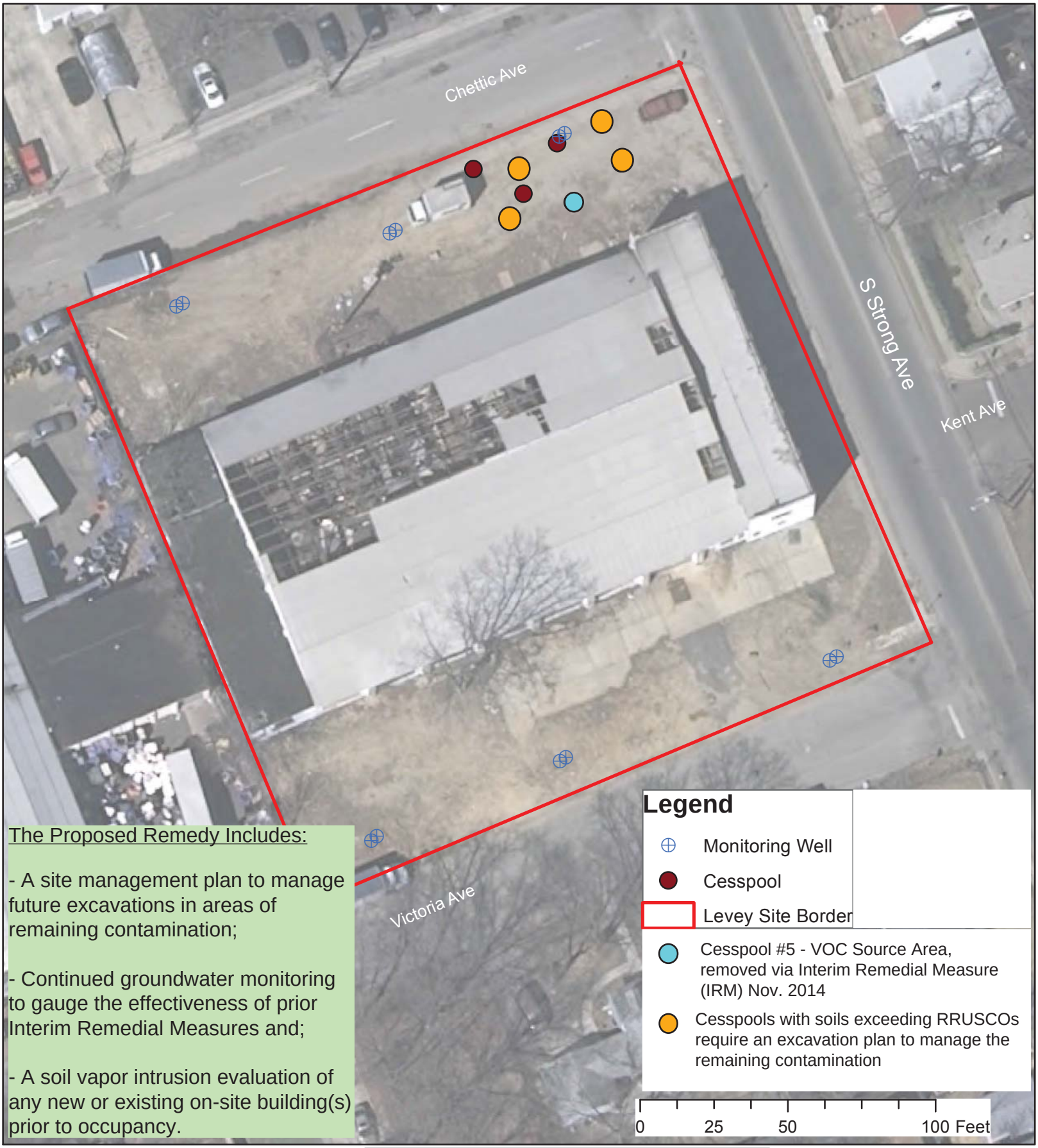
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
COPIAGUE, NEW YORK

Figure 7

SUB-SLAB VAPOR, INDOOR AIR AND OUTDOOR AIR VOC RESULTS

LEVEY PROPERTY OU-1
1305 SOUTH STRONG AVENUE
SUFFOLK CO., COPIAGUE, NEW YORK

File: U:\Project\134685\201\134685-20D1.dwg
Plot By: Matthew Walsh
Plotted By: steven.walsh
Xref:
Image:



The Proposed Remedy Includes:

- A site management plan to manage future excavations in areas of remaining contamination;

- Continued groundwater monitoring to gauge the effectiveness of prior Interim Remedial Measures and;

- A soil vapor intrusion evaluation of any new or existing on-site building(s) prior to occupancy.

N

Levey Property Site (class 2) Site No. 152201
1305 South Strong Avenue, Copiague NY 11726
Town of Babylon, Suffolk County, New York

Remedial Investigation
Proposed Remedy
Institutional controls with
Site Management

Created by: RKC
9/29/15

Figure 8

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

Levey Property
Operable Unit No. 01: Remedial Program- onsite
State Superfund Project
Copiague, Suffolk County, New York
Site No. 152201

The Proposed Remedial Action Plan (PRAP) for the Levey Property site was prepared by the New York State Department of Environmental Conservation (the Department) in consultation with the New York State Department of Health (NYSDOH) and was issued to the document repositories on January 11, 2016. The PRAP outlined the remedial measure proposed for the contaminated soil, groundwater and soil vapor at the Levey Property site.

The release of the PRAP was announced by sending a notice to the public contact list, informing the public of the opportunity to comment on the proposed remedy.

A public meeting was held on January 20, 2016, which included a presentation of the remedial investigation (RI) for the Levey Property site as well as a discussion of the proposed remedy. The meeting provided an opportunity for citizens to discuss their concerns, ask questions and comment on the proposed remedy. These comments have become part of the Administrative Record for this site. The public comment period for the PRAP ended on February 10, 2016.

This responsiveness summary responds to all questions and comments raised during the public comment period. The following are the comments received, with the Department's responses:

COMMENT 1: When digging starts at the property, will it be related to the proposed brewery?

RESPONSE 1: The selected remedy to address site contamination does not include any digging. Based on the State's investigation and interim remedial measures performed, the Department has concluded that the site may be developed for restricted-residential use (e.g., apartments, condominiums, active recreation, etc.) as well as for commercial and/or industrial use. The local government, through its zoning and planning authority has final approval of the specific development or use of the property, subject to this limitation.

COMMENT 2: I have concerns over vapor and dust that may be contaminated from the site. Won't this be an issue when there is construction on the site?

RESPONSE 2: The selected remedy calls for continued site management. The Site Management Plan to be developed for the site will include a community air monitoring plan (CAMP), to be followed as part of any future intrusive activity. The CAMP will identify the actions required to monitor the dust and air quality and identify appropriate controls to be employed during all periods of excavation

COMMENT 3: Does the contamination at this site affect our drinking water at all?

RESPONSE 3: No. Municipal drinking water is provided by the Suffolk County Water Authority, drawn from wells throughout Suffolk County. The water supply is tested regularly to assure that it meets all drinking water standards.

COMMENT 4: Would the site need any additional cleanup before it is redeveloped?

RESPONSE 4: No, the site currently meets NYS soil cleanup objectives for restricted residential use (as well as commercial or industrial use). Additional cleanup is required only if the intended use of the site changes to a higher use (e.g., single-family residential). Current zoning on the site is for industrial use.

COMMENT 5: Would the brewery have to clean up the entire site to build their business there? Wouldn't the contamination hurt those eating and drinking at the site?

RESPONSE 5: See Response No. 4.

COMMENT 6: Were the remaining cesspools on the property backfilled?

RESPONSE 6: No. The remaining cesspools were not impacted by contamination and are still intact.

COMMENT 7: If an applicant came to the property for development, would they have to backfill the cesspools? Would they need to meet the UIC closure requirements of the SCDHS?

RESPONSE 7: Yes. Since the property is connected to public sewers the Suffolk County Sanitary Code requires that all sanitary systems be closed after buildings have been connected to a sewer district. However, before such closures can take place, the Department of Health Services must be contacted to determine proper closure procedures.

COMMENT 8: Who currently owns the property? Do they own it and pay taxes on it? Don't they have to keep up the property?

RESPONSE 8: The site is currently owned by the Industrial Development Authority (IDA) of the Town of Babylon. Property taxes and property upkeep are beyond the scope of this remedy section document, and these questions should be directed to the relevant local government agency(ies).

COMMENT 9: What kind of process or procedure has been put in place to prevent future contamination at this site and the surrounding area? There has been a laundromat, automotive shop, all with pollution issues and no one stops them.

RESPONSE 9: The site has been remediated and is ready for reuse. A determination of which businesses occupy a property, is beyond the scope of this document.

COMMENT 10: The surrounding area has become a dumping ground. People leave mattresses and toilets in the area. Isn't this illegal?

RESPONSE 10: Yes, this is illegal. This is an issue to be taken up with the local government.

COMMENT 11: The traffic and roads are over utilized and bringing another business will make it worse. What can be done about the truck traffic?

RESPONSE 11: This is an issue beyond the scope of this remedy section document, and best directed to the relevant local government agency(ies)..

COMMENT 12: Is anyone still going after the previous owners to recoup the costs of the cleanup?

RESPONSE 12: Yes. The State will pursue cost recovery from previous owners/ responsible parties.

COMMENT 13: Who was the original builder of the site?

RESPONSE 13: The building was reportedly built in 1951 with Dayton T. Brown as the original occupant.

COMMENT 14: Who and what is the Dayton T. Brown Co.?

RESPONSE 14: Dayton T. Brown, Inc. is a former owner and operator of the site. They are currently based in Bohemia, NY and are an engineering firm and defense contractor.

COMMENT 15: When will the site be completed and redeveloped?

RESPONSE 15: The site can be redeveloped at this time. The Town of Babylon is the authority which approves the redevelopment of the site.

APPENDIX B

Administrative Record

Levey Property
Operable Unit No. 01: Remedial Program- onsite
State Superfund Project
Copiague, Suffolk County, New York
Site No. 152201

1. *Proposed Remedial Action Plan for the Levey Property site, Operable Unit* No. 01, dated January 2016, prepared by the Department.

2. For RI/FS done by SSF Referral Memorandum dated May 19, 2014 for development and implementation of an Interim Remedial Measure (IRM) for Operable Unit 01 of the site, and retroactively for the performance of a Remedial Investigation/ Feasibility Study (RI/FS).

3. *IRM Completion Report- UST Closure*, dated February 2016, prepared by Island Pump and Tank, Inc.

4. *Supplemental Surface Soil Report*, dated December 2015, prepared by the Department.

5. *Groundwater Monitoring Report*, dated October 2015, prepared by the Department.

6. *Feasibility Study (FS) Report*, dated May 2015, prepared by the Department.

7. *IRM Completion Report- Cesspool Removal*, dated February 2015, prepared by the Department.

8. *Remedial Investigation (RI) Report*, dated June 2013, prepared by the Shaw Group, Inc.

9. *Site Investigation Report*, dated September 2009, prepared by Environmental Resources Management.

10. *Environmental Site Assessment– Phase 1 Investigation*, dated February 2006, prepared by the Saint James Crescent Group, LLC.