

Former CAMCO Site

2125 Smithtown Avenue

Suffolk County

Ronkonkoma, New York

Periodic Review Report

NYSDEC Site Number: 152206

Prepared for:

Town of Islip

Department of Aviation and Transportation

Long Island MacArthur Airport

100 Arrival Avenue, Suite 100

Ronkonkoma, NY 10039

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Revisions to Periodic Review Report:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date

July 2017

Former CAMCO Site
2125 Smithtown Avenue
Suffolk County
Ronkonkoma, New York

Periodic Review Report

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I Executive Summary

Summary

The former Central Aviation & Marine Corporation (CAMCO) facility (Site) is located in Ronkonkoma, Suffolk County, New York. The Site is located on the west side of the Long Island MacArthur Airport complex. The Site consists of two parcels, measuring approximately 2.03 acres (Parcel A) and 0.62 acres (Parcel B), respectively (Figure 1-2). The owner of the Site is the Town of Islip. The Site is currently vacant and utilized for storage/warehousing.

The extent of contamination regarding Parcel A included tetrachloroethene and associated dechlorinated compounds and petroleum related compounds in shallow soil vapor monitoring points, the presence of Aroclor in the soil and petroleum related VOCs in the groundwater.

The extent of contamination regarding Parcel B included tetrachloroethene in shallow soil vapor monitoring points, the presence of no SCO exceedances in the soil and petroleum related VOCs in the groundwater.

Remedial action on-site work was initiated on November 18, 2014 and final site restoration was completed on March 20, 2015. The work included the excavation and off-site disposal of approximately 200 tons of non-hazardous VOC impacted soil and backfilling with clean imported fill. Based upon post-excavation sampling results the goal of the IRM was achieved with no remaining VOCs were found at concentrations exceeding the 6NYCRR part 375-Table 375-6.8(a): Unrestricted Use Soil Cleanup Objectives (SCOs).

Effectiveness of the Remedial Program

Site remediation was completed in March 2015 regarding the excavation of non-hazardous VOC impacted soil and backfilling with clean fill with respect to Parcel A. Parcel A remains vacant and undisturbed subsequent to the remedial work.

Parcel B did not require any remedial work and remains undisturbed and utilized as a storage warehouse.

Compliance

All major elements of the SMP were complied with. There were no areas of non-compliance.

Recommendations

There are no recommendations with respect to changes to the SMP, the frequency of submissions of PRRs or requirements for discontinuing the site management not being met.

II Site Overview

The former Central Aviation & Marine Corporation (CAMCO) facility (Site) is located in Ronkonkoma, Suffolk County, New York. The Site is located on the west side of the Long Island MacArthur Airport complex and on the east side of Smithtown Avenue, approximately one (1) mile north of Veterans Memorial hwy. and one (1) mile south of the Long island Expressway (I-495).

The Site consists of two parcels, measuring approximately 2.03 acres (Parcel A) and 0.62 acres (Parcel B), respectively (Figure 1-2). The owner of the Site is the Town of Islip. The Site is currently vacant and utilized for storage/warehousing.

The surrounding area consists of the following: (1) a paved access roadway, Suffolk County Police to the north; (2) Long island MacArthur Airport runways and vacant land to the east; (3) Paved roadway and small aircraft hangers to the south; and (4) Smithtown Avenue and commercial properties to the west.

The nature and extent of the contamination prior to site remediation occurred on two parcels identified as Parcel A and Parcel B.

The nature of contamination regarding Parcel A included tetrachloroethene and associated dechlorinated compounds and petroleum related compounds in shallow soil vapor monitoring points, the presence of Aroclor in the soil and petroleum related VOCs in the groundwater. The extent of contamination on Parcel A included soil and groundwater contamination.

The nature of contamination regarding Parcel B included tetrachloroethene in shallow soil vapor monitoring points, the presence of no SCO exceedances in the soil and petroleum related VOCs in the groundwater. The extent of contamination on Parcel B was limited to sub-surface detections of tetrachloroethene below the warehouse concrete floor.

Remedial action on-site work was initiated on November 18, 2014 and final site restoration was completed on March 20, 2015. The work included the excavation and off-site disposal of approximately 200 tons of non-hazardous VOC impacted soil and backfilling with clean imported fill. Based upon post-excavation sampling results the goal of the IRM was achieved with no remaining VOCs were found at concentrations exceeding the 6NYCRR part 375-Table 375-6.8(a): Unrestricted Use Soil Cleanup Objectives (SCOs).

Remedial action on-site work was initiated on November 18, 2014 and final site restoration was completed on March 20, 2015. The work included the excavation and off-site disposal of approximately 200 tons of non-hazardous VOC impacted soil and backfilling with clean imported fill. Based upon post-excavation sampling results the goal of the IRM was achieved with no remaining VOCs were found at concentrations exceeding the 6NYCRR part 375-Table 375-6.8(a): Unrestricted Use Soil Cleanup Objectives (SCOs).

III Evaluation of Remedy, Performance, Effectiveness, and Protectiveness

As noted in the SMP, Site-wide inspections will be performed at a minimum of once per year. A recent Site inspections were performed on July 5 and July 7, 2017. These inspections identified compliance with all ICs including Site usage.

Parcel A continued to be vacant vegetated land with no disturbance.

Parcel B continued to be used as a storage warehouse with no alterations to the structure, concrete floor, etc. Access to the storage warehouse can only be obtained through prior requests.

IV. IC/EC Plan Compliance Report

Institutional controls (ICs) and their objectives included the following; (1) maintain and monitor existing site controls; (2) prevent future exposure to remaining contamination; and (3) limit the use and development of the Site to restricted residential, commercial or industrial uses only.

The status of the ICs are as follows: (1) the Site is periodically inspected for any deviation from the existing site controls, i.e. excavation, construction, etc.; (2) Future exposure is prevented by maintaining existing conditions with no excavation, construction activities, etc. and (3) there has been no development at the site in accordance with the SMP of December 2015.

Corrective measures are presently not required as the site will remain vacant and with a warehouse utilized for storage purposes only. Should either parcel be developed

There are no EC's applicable for this Site.

In conclusion, all of the ICs have been complied with.

V. Monitoring Plan Compliance Report

Ongoing media monitoring and sampling is not currently required for the Site.

The latest inspection of the Site was performed on July 7, 2017. Conditions observed included Parcel A as vacant vegetative land and Parcel B as a warehouse for storage purposes. No changes have occurred at these location with respect to the SMP date of December 2015. An inspection form for the July 7, 2017 site visit is included in the Appendix.

VI. Operation & Maintenance (O&M) Plan Compliance Report

The site remedy does not rely on any mechanical systems, such as groundwater treatment systems, sub-slab depressurization systems or air sparge/soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components is not included.

VII. Overall PRR Conclusions and Recommendations

Compliance with the SMP was limited to the IC/EC component.

All institutional controls and their requirements were met.

There was no EC component required.

Recommendations include the continued periodic inspections of the Site.

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Figure 1 Site Location

Figure 2 Site Layout

Photolog

Appendix

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TOPOGRAPHIC MAP

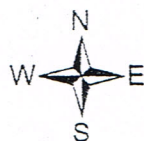
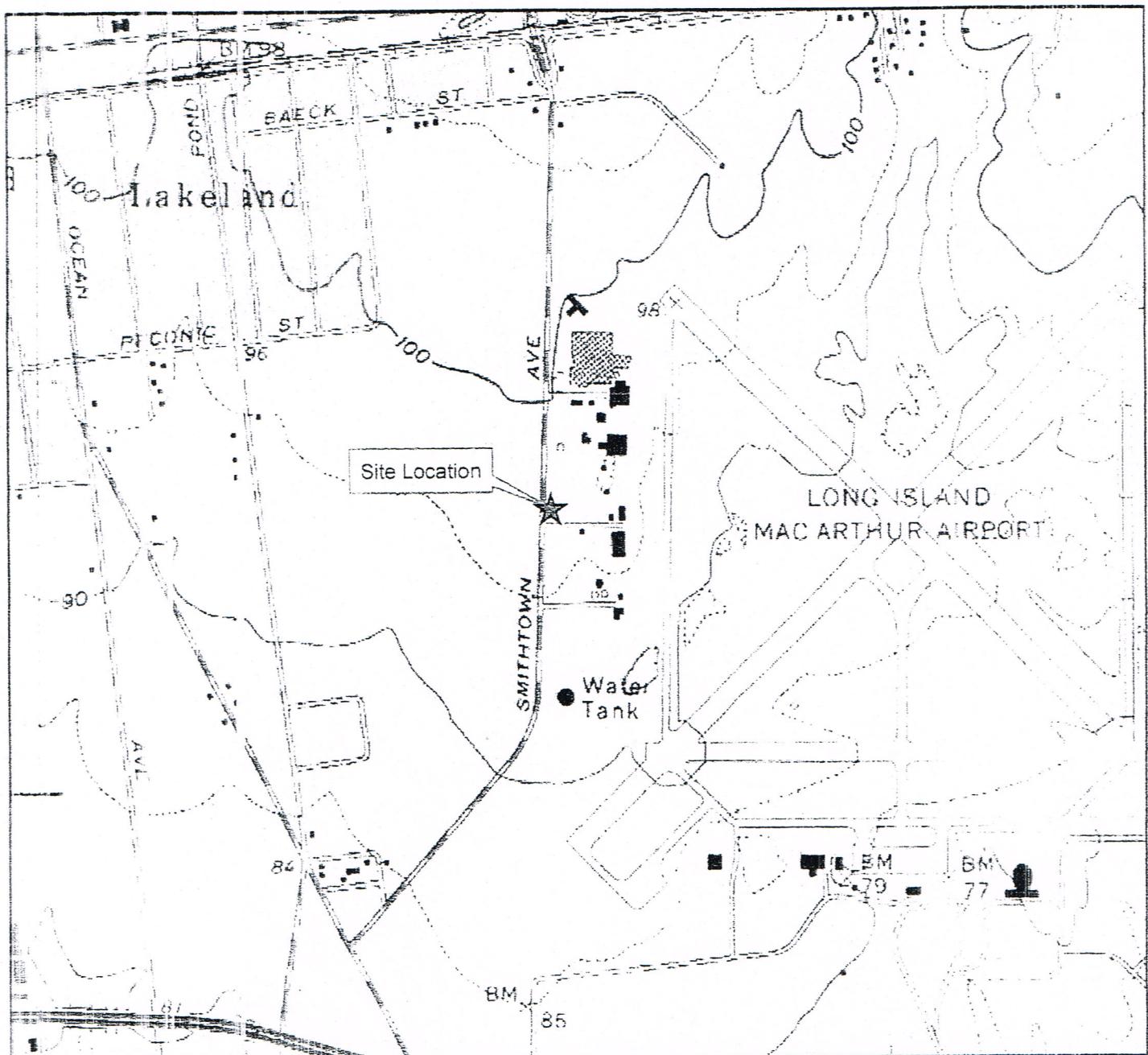


FIGURE 1

SITE LOCATION



FIGURE 2

SITE LAYOUT



PARCEL "A"

CAMCO



PARCEL "B"

CAMCO

Appendix

SITE-WIDE INSPECTION FORM

Former CAMCO Site, Index #A1-0627-12-09
Suffolk County
2125 Smithtown Avenue, Ronkonkoma, New York

Name of Inspector: DARREL KOST P.E. Date of Inspection: 07/07/2017
Company of Inspector: ERYOU ENGINEERING Current Use of Site: VACANT / STORAGE

Has a Change of Use Occurred Since the Last Inspection?
Yes ☐ No ☒

If Yes, Then Explain: NA

General Description of Site Controls: PARCEL A - VACANT VEGETATIVE SITE - NO DISTURBANCE
PARCEL B -

Have the Site Controls Been Penetrated?
Yes ☐ No ☒

If Yes, Then Explain: _____

Have any Structures Been Constructed on the Site Since the Last Inspection?
Yes ☐ No ☒

If Yes, Then Explain: _____

Have Site Condition Changed Since the Last Inspection that Require Maintenance/Repair?
Yes ☐ No ☒

If Yes, Then Explain: _____

Additional Observations, Conclusions or Recommendations _____

Note: Any Changes to the Site Should be Marked in the Corresponding Location on the Attached Map



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. 152206

Site Name Central Aviation and Marine Corporation

Site Address: 2125 Smithtown Avenue **Zip Code:** 11716

City/Town: Ronkonkoma

County: Suffolk

Site Acreage: 3.9

Reporting Period: February 12, 2016 to August 01, 2017

YES NO

1. Is the information above correct? ☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? ☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? ☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? ☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development? ☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?
Industrial ☒ ☐

7. Are all ICs/ECs in place and functioning as designed? ☒ ☐

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional Controls

Parcel

50-106-1-6.7

Owner

Town of Islip

Institutional Control

Monitoring Plan
 IC/EC Plan
 Ground Water Use Restriction
 Landuse Restriction
 Building Use Restriction
 Site Management Plan

-The property may only be used for restricted residential, commercial or industrial purposes provided that the long-term Institutional Controls included in this SMP are employed. **YES**

-The property may not be used for a higher level of use, such as unrestricted use, without the necessary additional investigation and possible remediation. **YES**

-All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with this SMP. **YES**

-Restriction of the use of site groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH. **YES**

-Requires compliance with the Department approved Site Management Plan. **YES**

-Gardening and/or farming activities at the property are prohibited. **YES**

-Any future new buildings constructed on site will be fitted with vapor mitigation barriers and evaluated for soil vapor intrusion. **YES**

-Conceptual site redevelopment plans include removal of the existing one-story steel frame slab-on-grade building on Parcel B. If demolished, or altered so as to disturb or remove in its entirety or a portion of the concrete slab, subsurface soils in the footprint and immediate surrounding area will be inspected to determine the existence of any soil contamination. If found, the contaminated soils must be delineated and addressed by necessary means. **YES**

-The site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC **YES**

Description of Engineering Controls

None Required

Not Applicable/No EC's

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO



2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO



**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. 152206

Box 6

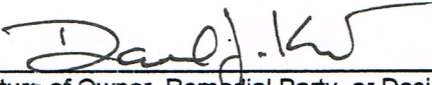
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I DARREL J. KOST P.E. at 117 No. 6th ST, LINDENHURST, NY 11757
print name print business address

am certifying as REMEDIAL PARTY (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.


Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

07/21/17
Date