

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

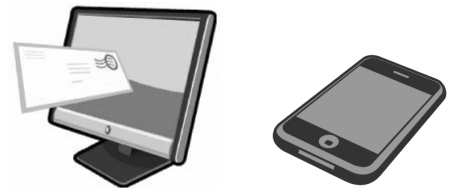
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C130002/> and at these location(s):

Syosset Public Library
225 South Oyster Bay Road
Syosset, NY 11791
(516) 921-7161 extension 212

NYSDEC Region 1 Office
SUNY at Stony Brook
50 Circle Rd
Stony Brook, NY 11790-3409
(631) 444-0240

Who to Contact

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

Project-Related Questions

Kerry Maloney, Project Manager
NYSDEC
625 Broadway
(518) 402-9622
kerry.maloney@dec.ny.gov

Project-Related Health Questions

Arunesh Ghosh
NYSDOH
Corning Tower Room 1787
Albany, NY 12237
(518) 402-1443
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Syosset Park Lots 251 and 252
305 Robbins Lane
Syosset, NY 11791

May 2021

**SITE No. C130002
NYSDEC REGION 1**

Environmental Cleanup to Begin at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) in consultation with the New York State Department of Health (NYSDOH) has determined that the Remedial Action Work Plan (RAWP) for Syosset Park Lots 251 and 252 site ("site") located at 305 Robbins Lane, Syosset, Nassau County, is protective of public health and the environment and has been approved. Please see the map for the site location.

Cleanup activities are expected to commence in the upcoming weeks. Cleanup activities will be performed by Syosset Park Development, LLC ("applicant") with stringent oversight provided by NYSDEC and NYSDOH.

- Access the approved RAWP and other project documents, including a Response to Comments received during the RAWP comment period, online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C130002>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in May 2021 and last approximately 10 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Placing a cover system, including a demarcation layer, over areas without hardscape (buildings, asphalt, or concrete) to prevent potential exposure to contamination;
- Importing clean material that meets the established soil cleanup objectives for use as cover material;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground-intrusive activities;
- Implementing Site Management Plan (SMP) requirements for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site and to confirm that the engineering controls remain in place.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and surrounding

BROWNFIELD CLEANUP PROGRAM

property owners and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant completes the cleanup activities under State oversight, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site is 39 acres, located at the northeast corner of the intersection of the Long Island Expressway North Service Road and Robbins Lane, in Syosset, Town of Oyster Bay. The site is identified on the Nassau County Tax Map as Lots 251 & 252 of Block H in Section 15. The Syosset Landfill, a properly closed landfill, and Town of Oyster Bay office buildings are located immediately to the north of the property, an industrial area is located to the west and south, and I-495 is located to the south and east of the site. Most of the site is sparsely vegetated. A six-foot chain link fence defines the site property boundary. The current plan for site redevelopment includes warehousing. Formerly occupied by a manufacturing facility known as Cerro Wire, the site is mainly undeveloped with no large buildings or major improvements.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the

site ID, C130002) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are copper and a subset of semi-volatile organic compounds known as polycyclic aromatic hydrocarbons (e.g., benzo(a)pyrene), which are present in soil.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

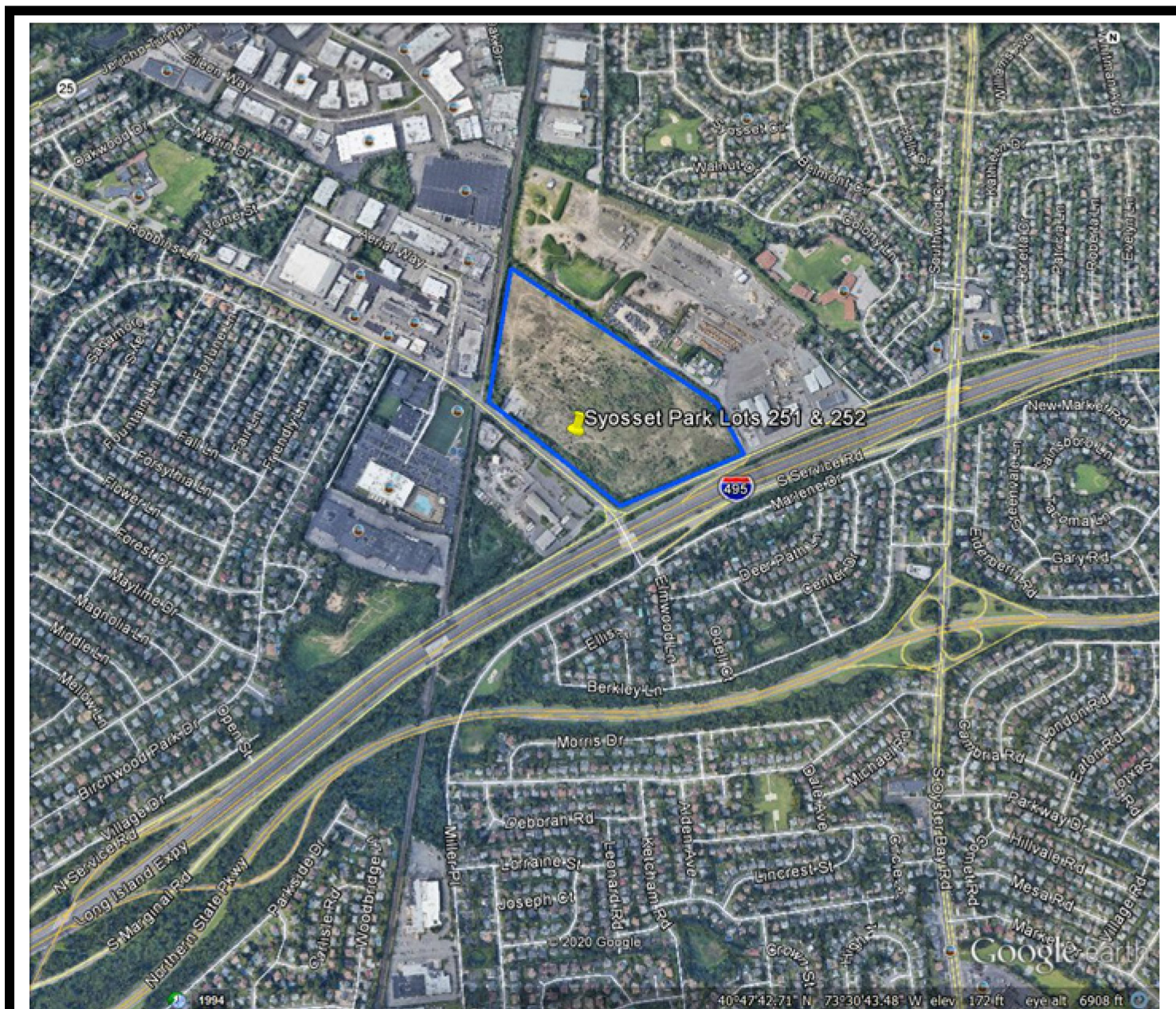
DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location



Site Location Map

BCP Site Number: C130002

Syosset Park Lots 251 & 252

305 Robbins Lane, Syosset, New York



Department of
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Conservation

