New York State Department of Environmental Conservation

FACT SHEET

Brownfield Cleanup Program

October 2004

80-100 Banks Avenue
Rockville Centre, NY

Remedial Investigation Report Under Review; Report Recommends Remediation of Brownfield Site Contamination

An investigation has been completed for 80-100 Banks Avenue in Rockville Centre, Nassau County under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. ARC Chase Partners, LLC has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" which is under review. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the site and recommends action to address contamination. The RI Report is available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by ARC Chase Partners, LLC to participate in the BCP. The application proposes that the site will be used for residential purposes.

Highlights of the Remedial Investigation Report

The RI Report has several goals:

1) describe the investigation activities completed;
2) describe the nature and extent of contamination at the brownfield site;
3) provide information about off-site contamination issues, and
4) recommend whether the Applicant believes that remediation is required. *"Remediation"* means all necessary actions to address any known or suspected contamination associated with the site.

The RI included the collection and analysis of soil, soil gas and groundwater samples from borings located along the east and south property lines and from borings advanced beneath the concrete slab of the building. The results of the RI confirmed the findings of previous investigations and support a release scenario of liquid phase tetrachloroethylene (PCE) beneath the floor near the western wall of the south building. Liquid phase PCE, migrated along the clay surface to a low point approximately 50 feet east of the release point. There is sufficient evidence to indicate that liquid phase PCE remains in this area of the building. A competent clay layer, approximately 9 feet thick, was documented throughout the site. The presence of the clay limited the vertical migration of PCE in the soil column to a maximum depth of 18 feet below the surface. The clay surface was deepest in borings beneath the building and shallowest in borings at the property boundaries effectively preventing further migration of mobile liquid phase PCE.

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 and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

Shallow (<6 ft) soil contamination, above the guidance value of 1,400 µg/kg, is limited to an area approximately 40 feet by 60 feet. Contamination at the clay surface is more extensive, covering an area roughly 180 feet by 160 feet. PCE contamination in soil was also found at the clay surface outside of the building in the north end of the west parking area. This location is in the general vicinity of a suspected leaching structure. The structure, if present, may have received VOC-contaminated process water from the building.

The presence of liquid phase and residual PCE in soil is acting as a continuing source of contamination to the groundwater. A shallow groundwater plume of chlorinated volatile organic compounds (VOCs), primarily PCE, is emanating from the source area beneath the southwestern portion of the south building. PCE concentrations were highest in the source area. The plume is migrating south in the direction of groundwater flow, toward the Long Island Bus Depot. PCE concentrations in groundwater at the south property line were reported at 28,000 µg/L.

The results of the investigation, as documented in the Remedial Investigation Report (PWGC, 8/04), recommend an interim remedial measure (IRM) to expedite removal of mobile and residual liquid phase PCE, and thereby reduce obvious risks to the environment.

The proposed IRM addresses the source areas of PCE contamination, by removing liquid phase PCE which has accumulated at a clay boundary (11-18 ft below surface), and by excavating residually impacted soils down to the clay surface. Removal of the primary source area, through the use of direct "low-tech" methods such as extraction and excavation, will substantially reduce the threat of potential impact, while the process of developing a comprehensive remedial plan for the site proceeds. ARC Chase Partners, LLC submitted a detailed IRM Work Plan to the NYSDEC with the RI Report.

Significant Threat Determination
NYSDEC has determined that 80-100 Banks Avenue poses a significant threat to human health and the environment. The New York State Department of Health (NYSDOH) concurred in the determination that the site poses a significant threat to human health.

NYSDEC made the determination that the site poses a significant threat because:

- Tetrachloroethylene as a liquid and residual phase product is present in shallow soils beneath the site, and;
- Dissolved volatile organic compounds (VOCs), primarily PCE, are leaving the property boundary at levels above 20,000 ug/L.

"80-100 Banks Avenue will not be placed on the Registry of Inactive Hazardous Waste Disposal Sites, unless:
1. the project is not meeting the objectives of the Brownfield Cleanup Agreement executed by ARC Chase Partners, LLC and NYSDEC, or
2. ARC Chase Partners or NYSDEC terminates the Brownfield Cleanup Agreement."

Next Steps
NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the RI Report and IRM Work Plan. The approved RI Report and IRM Work Plan will be placed in the

document repository. ARC Chase Partners, LLC may then implement the IRM Work Plan and develop a Remedial Work Plan. This plan describes how the Applicant would address the contamination related to the brownfield site. The remedial work would be performed with oversight by NYSDEC and NYSDOH. When ARC Chase Partners, LLC submits a Remedial Work Plan for approval, NYSDEC will announce the availability of the draft plan for public review and a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and remediation of 80-100 Banks Avenue.

Background

The site is a 7.1-acre industrial property, located at 80-100 Banks Avenue in the Village of Rockville Centre, Nassau County, New York. The location is currently the site of an industrial (warehouse) building that, with its associated parking, covers the majority of the site . The property is fully developed, with approximately 6.4 acres of buildings and pavement, and 0.7 acres of landscaping. The site is currently improved with a one-story, 150,000 square foot warehouse building and a 2-story 24,000 square foot office building, both of masonry construction. The subject site is currently owned by Darby Group Companies, Inc (Darby). Darby has occupied the building since 1978 and operated it as a pharmaceutical product warehouse and distribution center. The building is currently underutilized, serving a temporary storage function for miscellaneous supplies and equipment by Darby.

There is approximately 401 feet of frontage on Banks Avenue, 300 feet of frontage on Nassau Street, 412 feet of frontage on Meehan Lane, and 100 feet of frontage on Claude Street. The site is surrounded by an apartment complex to the north, industrial buildings to the east and south, and the Village's Reverend Morgan Day's Park and Smith Pond to the West.

ARC Chase Partners, LLC, filed a Brownfield Cleanup Agreement Application with the NYSDEC on September 28, 2004. The field work portion of the remedial investigation was conducted at the site from March 3 to March 24, 2004.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the RI Report, the IRM Work Plan and the application to participate in the BCP accepted by NYSDEC:

Rockville Centre Public Library
221 N. Village Ave.
Rockville Centre, NY11570
Phone: 516-766-6257

Who to Contact

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

Project Related Questions
Brownfields Coordination Section
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-7012

Health Related Questions
New York State Department of Health

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.