New York State Department of Environmental Conservation

FACT SHEET

Brownfield Cleanup Program

Former Darby Drug Distribution Site January **2010**
Site ID: C130140
NYSDEC Region 1, NY

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing a report that recommends cleanup action at Former Darby Drug Distribution Center located at 80-100 Banks Avenue in Rockville Centre, New York, under the New York Brownfield Cleanup Program. See map for site location.

The Supplemental Remedial Investigation Report dated November 24, 2009 was prepared by P.W. Grosser Consulting, Inc. (PWGC) for Avalon Bay Communities, Inc. The report describes the results of the site investigation and recommends action to address contamination.

NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat due to elevated concentrations of contaminants in groundwater, soil and soil vapor. However, the site is not expected to adversely impact public health because:

- Public water serves the area, so no one is expected to drink contaminated water;
- The source area for the contamination is covered by a building and pavement which prevents contact with the contaminated soil and this source area is currently being excavated as part of the Interim Remedial Measure;
- The current on-site structures will be demolished and replaced with buildings incorporating soil vapor mitigation to prevent the exhalation of contaminated soil vapors.

This investigation was focused on delineating contamination on-site. A separate off-site Remedial Investigation will be conducted to address impacts downgradient of the site including the potential for soil vapor intrusion

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 may include recreation, housing, business or other uses.

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.ny.gov/chemical/8450.html**

The activities discussed below have been designed to address the identified contamination and the threat posed.

Highlights of the Investigation Report
The investigation report has several goals:

1) A Remedial Investigation (RI) was conducted by PWGC in March 2004 to determine the nature and extent of contamination at the site and to

characterize potential threats to public heath or the environment caused by the release of hazardous substances, pollutants, or contaminants from the site. Based on the findings from 2004, a Supplemental RI was completed during 2008 and 2009 to further delineate sub-surface impact at the site. The primary objective of the Supplemental RI was to collect information and field data necessary to address NYSDEC comments to the previous RI conducted on-site.

The Supplemental RI included the following task:

- Ground penetrating radar (GPR) survey.
- Characterization of leaching structures located at the property.
- Evaluation of interior and exterior soil vapor quality.
- Evaluation of groundwater quality beneath the clay layer.
- Further delineation of subsurface soil impacts in the vicinity of the suspected source area.
- Evaluation of soil and groundwater quality beneath the northern portion of the site.

2) The Supplemental RI and previous investigations performed at the site have identified tetrachloroethene (PCE), which is a common solvent used in dry cleaning operations, and it degradation products, in soils beneath the southwest portion of the warehouse building. The PCE impacted soils beneath the southwest portion of the warehouse building are acting as a continuing source of contamination to the shallow groundwater. Based on additional soil boring sample results, the PCE and its degradation products were not detected at concentrations in excess of their respective "Unrestricted Use Soil Clean Objectives" in the soil collected outside of the presumed source area. No source area was identified in the Northern portion of the property.

   In addition to the source area, 26 storm water drainage structures and one industrial leaching pool were determined to be impacted with contaminants (other than PCE) at concentrations exceeding their respective "Unrestricted Use Soil Clean Objectives".

   Analytical data from shallow groundwater samples indentified a plume (*contamination in the groundwater*) of PCE and its degradation products in shallow groundwater at the site. It appears that the plume of impacted shallow groundwater originating from the source area beneath the southwestern portion of the warehouse building may currently be migrating off-site to the south. Elevated concentrations of PCE and/or its degradation products were also detected below the clay layer in deeper groundwater samples at the south-west boundary of the site. No groundwater contamination was detected in the northern portion of the site.

   Elevated PCE concentrations were detected in the soil vapor samples collected adjacent to the identified source area.

3) Investigation of off-site contamination issues was not included in this investigation. The off-site down-gradient (in a generally south-west direction from the site) extent of the contamination from the soil, groundwater and soil vapors will be further investigated under the OU II Off-Site Remedial Investigation.

4) Due to contaminants detected in soils and groundwater exceeding NYSDEC "Unrestricted Use" soil cleanup objectives and AWQS (*Ambient Water Quality Standards*), it is recommended that cleanup of contamination be implemented to protect

the public health and the environment. Recommendations include:

a. Continued implementation of a NYSDEC approved Interim Remedial Measure to remove PCE source soils and apply a chemical oxidant to remediate residual contamination in this area,
b. Remediation of all impacted UIC structures throughout the site (27 currently identified),
c. Remediation of shallow and deeper groundwater in the southwest portion of the site.
d. The incorporation of soil vapor mitigation measures into any new construction on-site unless NYSDEC and NYSDOH concur that an evaluation of the potential for soil vapor intrusion does not merit these measures

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved Remedial Investigation Report will be made available to the public (see "Where to Find Information" below). The applicant may then develop a cleanup plan, called a "Remedial Work Plan". This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for unrestricted residential purposes.

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 site is currently vacant and has a one-story, 150,000 square foot warehouse building in the process of being demolished. The subject site is currently owned by AvalonBay Communities, Inc. (AvalonBay). The previous property owner, Darby Group Companies, Inc. (Darby) had occupied the building since 1978 and operated it as a pharmaceutical product warehouse and distribution center until it ceased operations in November 2000.

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.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Rockville Centre Public Library
221 North Village Avenue
Rockville Centre, New York
(516) 766-6257
Call for hours

NYSDEC Region 1 Office
SUNY at Stony Brook
50 Circle Road
Stony Brook, New York
(631) 44-0240
Mon. thru Fri.: 8:30AM to 4:45PM

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

Project Related Questions
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Project Manager
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Site-Related Health Questions
Steve Karpinski
Public Health Specialist II
New York State Department of Health
Bureau of Environmental Exposure
Investigation
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547 River Street, Troy New York 12180
1-800-458-1158 ext. 27880
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If you know someone who would like to be added to the site contact 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.