DECISION DOCUMENT

Former Husslein Plating Corp. & Sempke Bus Garage
Brownfield Cleanup Program
Village of Hempstead, Nassau County
Site No. C130143
December 2014

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

DECLARATION STATEMENT - DECISION DOCUMENT

Former Husslein Plating Corp. & Sempke Bus Garage
Brownfield Cleanup Program
Village of Hempstead, Nassau County
Site No. C130143
December 2014

Statement of Purpose and Basis

This document presents the remedy for the Former Husslein Plating Corp. & Sempke Bus Garage site, a brownfield cleanup 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.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Former Husslein Plating Corp. & Sempke Bus Garage site and the public's input to the proposed remedy presented by the Department.

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 alternatives analysis (AA). 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 proposed remedy for the site.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

December 23, 2014

_____	_____
Date	James B. Harrington, PE, Director Remedial Bureau A

DECISION DOCUMENT

Former Husslein Plating Corp. & Sempke Bus Garage
Village of Hempstead, Nassau County
Site No. C130143
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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 contaminants 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 alternative analysis (AA). 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 selected remedy. A No Further Action remedy may 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 DD identifies the IRM(s) conducted and discusses the basis for No Further Action.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

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:

Hempstead Public Library
Attn: Hempstead Public Library
115 Nichols Court
Hempstead, NY 11550
Phone: 516-481-6990

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 site is 0.37 acres in size and is located in the Town and Incorporated Village of Hempstead, at the southeast corner of the intersection of Sewell and Mirschel Streets.

Site Features:
The site is currently vacant and consists of a concrete paved lot with restricted access.

Current Zoning and Land Use:
The site is essentially vacant; it is occupied by a tenant who only uses it for equipment storage. It is zoned for commercial use. The parcel to the north is a former commercial/industrial facility, and is a partially empty lot. To the south there is a commercial/industrial facility. Directly to the east there is an unoccupied lot formerly used for commercial/industrial purposes. On the west side there is a grassy buffer-like area that separates the commercial/industrial area from single-family residences.

Past Use of the Site:
The site was occupied by a bus garage (Sempke Bus) from circa 1945 through 1972. It was occupied by an electroplating facility (Husslein Plating Corporation) from 1972 through 1995. The building was demolished in 1999. It is currently occupied by a tenant who uses it for equipment storage.

A fire in September of 1995, resulted in a release of approximately 400 gallons of nickel plating solution.

Site Geology and Hydrogeology:
The surface of the site is covered by a solid concrete floor pad. The surface layer of soil directly

beneath the concrete is a dark brown sandy loam to three inches; the subsoil is strong brown fine sandy loam from three to eight inches, yellowish brown fine sandy loam from eight to 17 inches, yellowish brown sandy loam from 17 to 24 inches, and brownish yellow loamy sand from 24 to 35 inches; the substratum is brownish yellow sand from 35 to 52 inches, and brownish yellow gravelly sand from 52 to 60 inches or more. Groundwater has been confirmed to be at a depth 13 to 15 feet below grade surface, with flow to the southwest toward Hempstead Lake Park and then ultimately to the south shore of Long Island.

A site location map is attached as Figure 1. A site survey map with the property boundary is included as Figure 2.

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 commercial use (which allows for 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 available in the Remedial Investigation (RI) Report.

SECTION 5: ENFORCEMENT STATUS

One or more of the Applicants under the Brownfield Cleanup Agreement is a Participant. The Participant(s) has/have an obligation to address on-site and off-site contamination. Accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and

groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil

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. 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 contaminant 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 below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

NICKEL CHROMIUM

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 Final Engineering 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 Decision Document.

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

IRM - floor drain excavation, soil removal, concrete cap

Interior Floor Drain Remediation:
On December 13, 2010 the interior floor drain was excavated. Sampling of the drain during the RI showed elevated levels of contamination in the bottom sediments. Excavation resulted in an excavation approximately 16 ft wide, 20 ft long and 6.5 ft deep. Three loads of soil were removed from the site resulting in a total of 100.95 tons being transported for disposal, treatment, and recycling.

Removal of Contaminated Material from the Site:
From November 16 to November 18, 2009 contaminated soil was excavated. Excavation was completed using a backhoe/excavator to approximate depth of 12 to 15 feet below grade surface. Attempts were made to excavate all visibly stained areas. 1,149.12 tons of contaminated soils were loaded and disposed of at an off-site disposal facility. The results of this endpoint sample analysis confirmed the absence of any of the metal compounds of concern at concentrations elevated above the Commercial Use Soil Cleanup Objectives (NYSDEC Table 375-6.8(b). The excavation was backfilled using clean soil meeting the requirements of 6NYCRR Part 375-6.7(d).

Concrete Cap:
A solid concrete floor pad was built over 100% of the property. The cap prevents exposure to residual contaminated soil/fill. Figure 3 shows the coverage area of the concrete cap.

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. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

The Department has determined that this site does not pose a significant threat to human health and the environment.

Remedial actions have successfully achieved soil cleanup objectives for commercial use. Prior to remediation, the primary contaminants of concern were chromium and nickel in soil and groundwater. Based on prior site investigations, it was determined the on-site soils and shallow groundwater were impacted by heavy metals from a fire in September 1995 which resulted in a release of plating solutions (Spill 95-07338). Prior to remediation, the site soils contained nickel, ranging from 13.9-5458 mg/kg and chromium, ranging from 13.3-872 mg/kg. The groundwater contained levels of nickel ranging from non-detect (ND) to 121,000 ug/L and chromium ranging from ND to 48,500 ug/L.

In April 2005, the Participant performed an injection of Metal Reducing Compounds (MRC) into the interior source area on-site and along the down gradient property perimeter to create a

groundwater contaminant-reduction flow-barrier. A low permeability sealing material (cement) was installed in areas of open penetrations (former trench drain and former floor drain) within the concrete foundation at the western quarter of the property in order to limit rainfall infiltration within these areas. The addition of the MRC compounds reduced the solubility and mobility of the dissolved metals in the groundwater.

Upon completion of the IRM, all but one of the chromium samples were below commercial SCOs. The location of the highest residual value for chromium is 15 feet below ground surface. The excavation was backfilled with clean soil and is covered by a concrete cap. The groundwater concentrations have been reduced though some exceedences of the groundwater standards remain. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.

Figure 4 shows post remediation soil analytical results.

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 and no known private drinking water wells currently exist in the area. Since some contaminated soils remain at the site below concrete or clean backfill, people will not come in contact with contaminated soils unless they dig below the surface materials.

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.

RAOs for Environmental Protection

- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

Based on the results of the investigations at the site, the IRM that has been performed, and the evaluation presented here, the Department is proposing No Further Action as the remedy for the site. The Department believes that this remedy is protective of human health and the environment and satisfies the remediation objectives described in Section 6.5.

The elements of the IRM already completed and the institutional and engineering controls are listed below:

Engineering Control

Cover System

A cover system is required for the site. A site cover currently exists and will be maintained to allow for commercial or industrial use of the site. Any site redevelopment will maintain a site cover, which may consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) commercial use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

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 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.

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 above.
Engineering Controls: The concrete cap covering the entire site as described above.

This plan includes, but may not be limited to:

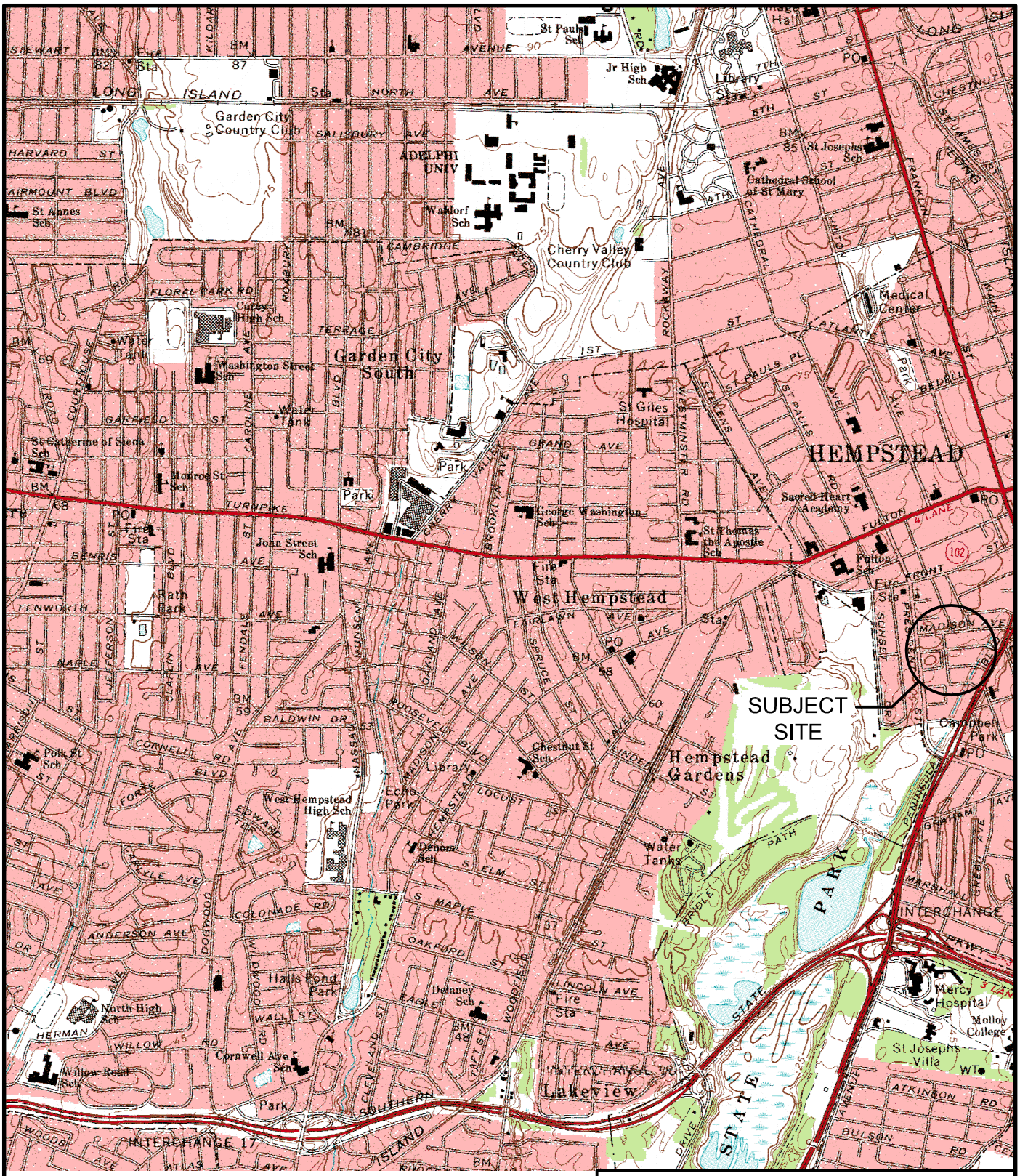
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- provisions for the management and inspection of the identified engineering controls;
- 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;

Green remediation principals and techniques will be implemented to the extent feasible in the site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste.



FORMER HUSSLEIN PLATING CORP. and
FORMER SEMPKE BUS GARAGE SITE

NYSDEC BROWNFEILD SITE
C130143

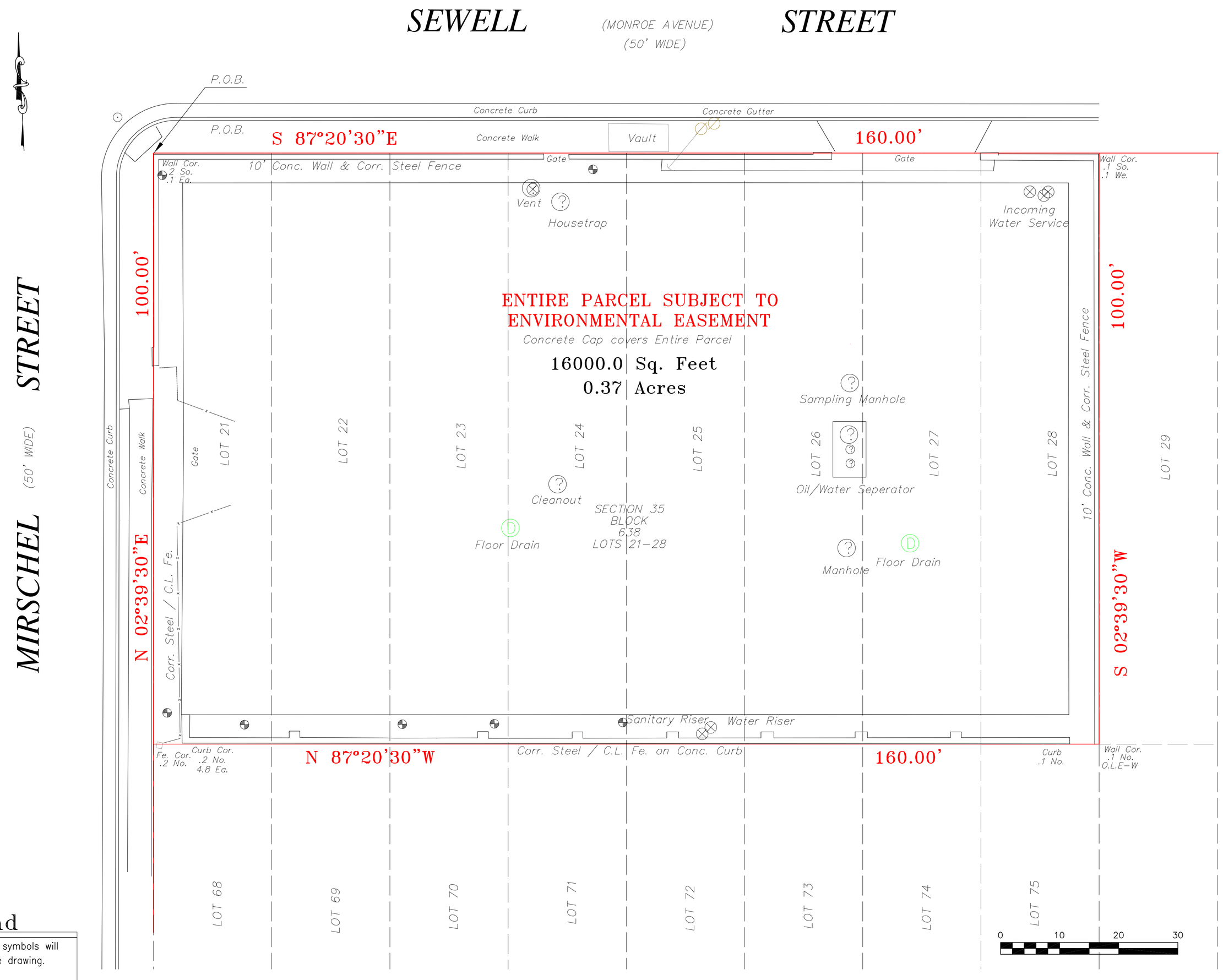
SITE LOCATION MAP

48 Sewell Street
Village of Hempstead, N.Y.

Galli Engineering, P.C.
35 PINELAWN ROAD, SUITE 209E
MELVILLE, NEW YORK 11747
PH: 1-631-271-9292 FAX: 1-631-271-9345

JOB NO.	DATE	SCALE	FIGURE NO.
0953-01-005	08/15/14	1:24000	1

N.C.T.M.# Section 35, Block 638, Lots 21 to 28 Inclusive



Legend

These standard symbols will be found in the drawing.

- Utility Pole
- Monitoring Well
- As per Drawing
- Floor Drain
- As Per Drawing

No.	Date	Revisions
1	12/8/14	Rev. As per DEC Comments

Proj. No. 07012
Dwg. No. 1/1
Scale : 1"= 10'
Date : 11/12/14

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@GW.DEC.STATE.NY.US. .

Amended Map of Hempstead City Park Block 9 Lots 21 to 28 Inclusive

Filed: September 3, 1975
Filed Map No.: 6292

Situated at

Inc. Village of Hempstead
Town of Hempstead
Nassau County
New York

Surveyed

October 3, 2014

Legal Description

(Parcel & Easement Description)

Section 35, Block 638
Lots 21-28 Inclusive

All that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Hempstead, County of Nassau and State of New York, known and Designated by Lots Numbered 21-28 Inclusive in Block 9, on a certain Map entitled :Amended Map of Hempstead City Park, situated at Hempstead, N.Y., owned by Pierce Home Land Corporation, 116 West 32nd Street, N.Y.C., surveyed by Van DerWerken & Kuehnle, C.E and L.S., Lynbrook and Long Beach in September 1926," and filed in the Nassau County Clerk's office on October 4, 1926 as Map 616, Case Number 688.

Said Parcel Being more particularly bounded and described as follows:

Beginning at the corner formed by the intersection of the Southerly side of Sewell Street and the Westerly side of Mirschel Street;

Running thence South 87°20'30" East a distance of 160.00 feet;

Thence South 02°39'30" West a distance of 100.00 feet;

Thence North 87°20'30" West a distance of 160.00 feet;

Thence North 02°39'30" East a distance of 100.00 feet to the corner and the point or place of Beginning.

Said parcel containing 16,000 S.F. or 0.37 Acres.

General Notes

Field Survey Performed October 3, 2014
No Visible ponds, lakes, rivers or water coures on parcel
Entire parcel covered with a concrete slab (cap)

Certified to:

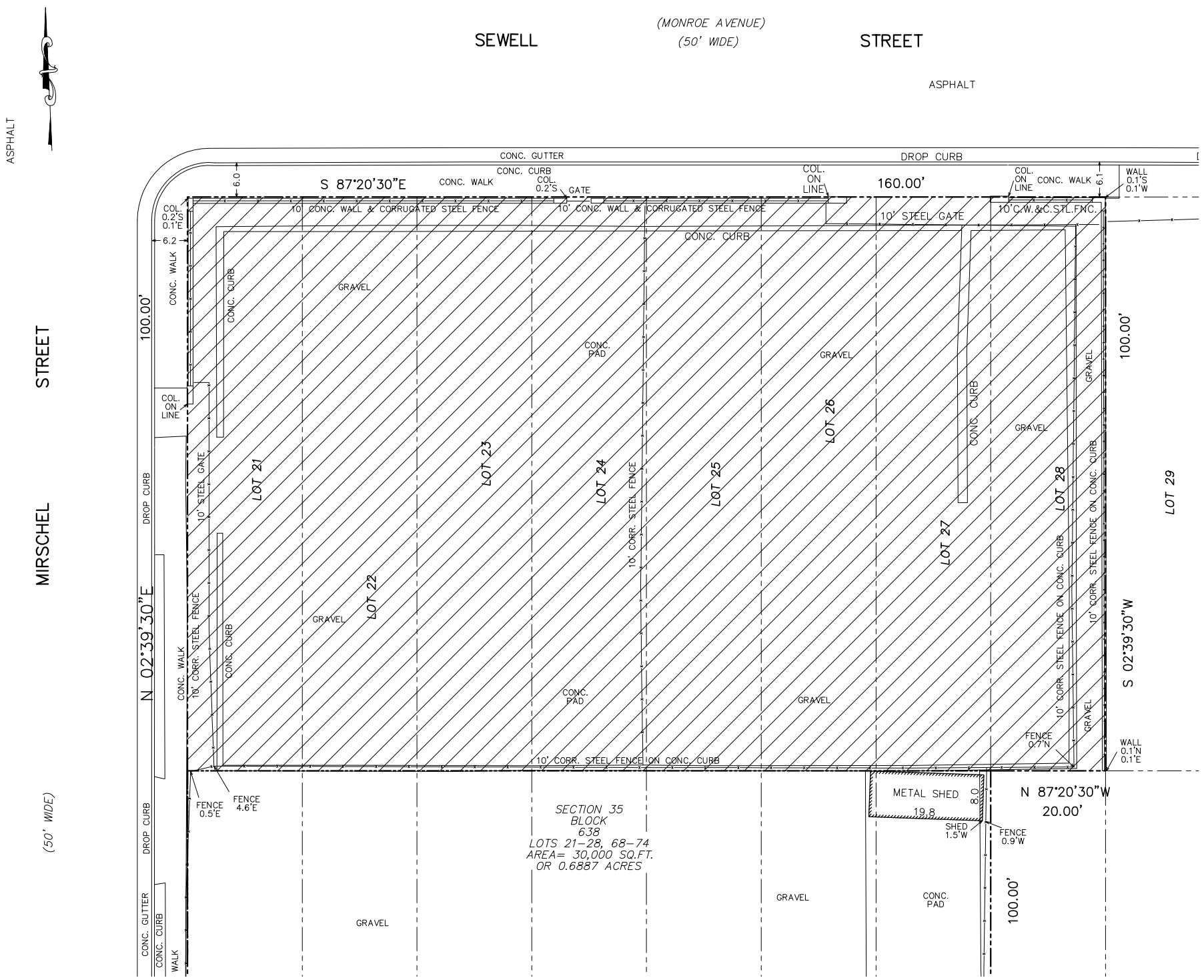
NYS Department of Environmental Conservation

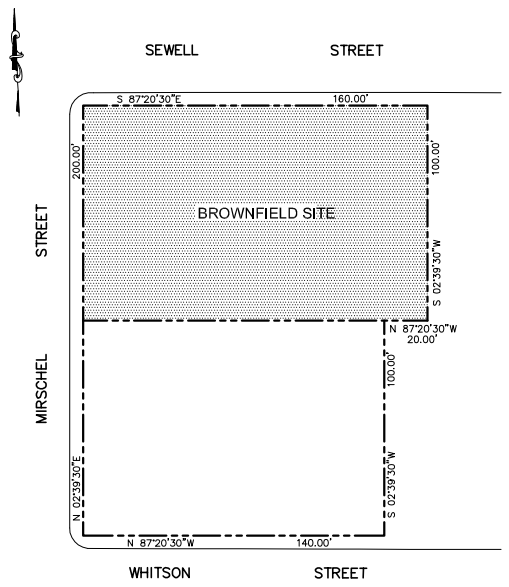
Figure 2

STATE OF NEW YORK ROBERT W. OTT No. 49670 LICENSED LAND SURVEYOR

Robert W. Ott L.S.

MUNICIPAL LAND SURVEY P.C.
10 SYLVIA LANE
MIDDLE ISLAND, NEW YORK, 11953
(631) 345-2658





KEY PLAN
SCALE: 1"=40'

CONCRETE CAP

SURVEY LEGEND:
PROPERTY LINE
LOT LINE
FENCE
CURB

REV.	DATE	DESCRIPTION	BY

JOB NO. 0853-01-005
DRAWN
CHECKED
APPROVED
SEAL

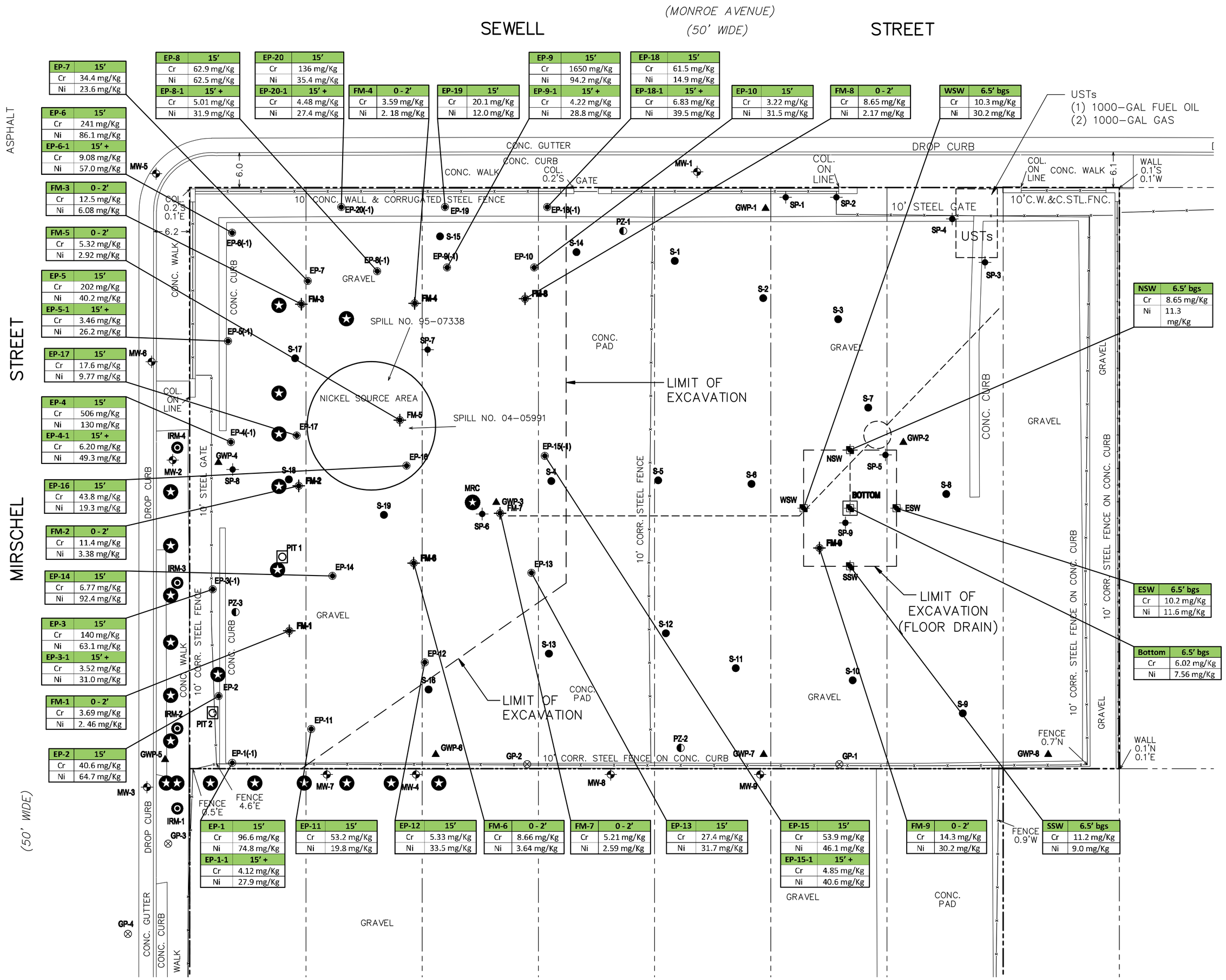
48 Sewell Street
Hempstead, New York

CONCRETE CAP

Galli engineering, P.C.
35 Pinelawn Road, Suite 209E
Melville, New York 11747

DATE 08/13/14
SCALE 1"=10'

Figure 3



LEGEND

- MW-1 — MONITORING WELL
- S-1 — SOIL SAMPLING LOCATION
- SP-1 — SOIL SAMPLING LOCATION
- EP-1 — END POINT SOIL SAMPLES
- GP-1 — GEOPROBE
- GWP-1 — GROUNDWATER PROBE
- PZ-1 — PIEZOMETER LOCATION
- IRM-1 — INSPECTION WELL
- MRC INJECTION POINTS
- PIT
- SSW — DRAIN SAMPLE LOCATION
- FM-1 — FILL MATERIAL SAMPLE
- A.O.C. — AREA OF CONCERN

SURVEY LEGEND:

- PROPERTY LINE
- LOT LINE
- FENCE
- CURB

REV.	DATE	DESCRIPTION	BY

JOB NO. 0953-01-005

DRAWN

CHECKED

APPROVED

SEAL

48 Sewell Street
Hempstead, New York

ENDPOINT SAMPLE RESULTS - SOILS (NICKEL AND CHROMIUM)

Galli engineering, P.C.
35 Pinelawn Road, Suite 209E
Melville, New York 11747

DATE 08/13/14

SCALE 1"=10'

Figure 4