



Department of Health

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Governor

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Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

May 21, 2018

Michael Ryan, Director
Division of Environmental Remediation
NYS Dept. of Environmental Conservation
625 Broadway
Albany, New York 12233

Re: **Decision Document Amendment**
Former Cibro Petroleum Terminal
Site #C130153
Island Park, Nassau County

Dear Mr. Ryan:

At your Department's request, we have reviewed the April 2018 proposed *Decision Document Amendment* for the referenced site to determine whether the proposed amendment to the remedy is protective of public health. I understand that one element of the original May 2014 remedy required contaminant source areas to be treated via on-site soil washing and subsequent reuse on-site if cleanup criteria are achieved. Soil that does not meet cleanup criteria, would be disposed off-site. The proposed amendment documents the change from an on-site soil washing facility to an off-site soil washing facility. All other remedy elements of the original May 2014 *Decision Document* remain unchanged.

Based on this information, I believe the proposed change in remedy is protective of public health and concur with the Decision Document Amendment. If you have any questions, please contact Ms. Charlotte Bethoney at (518) 402-7860.

Sincerely,


FOR

Krista M. Anders, Ph.D., Assistant Director
Bureau of Environmental Exposure Investigation

ec: E. Lewis-Michl / K. Malone
C. Bethoney / W. Kuehner / e-File
C. Westerman – NYSDOH MARO
J. Lovejoy – NCDOH
E. Obrecht – NYSDEC Central Office
W. Parish / N. Acampora – NYSDEC Region 1



Department of
Environmental
Conservation

Where to Find Information:

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

Island Park Public Library
Attn: Island Park Public Library
176 long Beach Road
Island Park, NY 11558
Phone: 516-432-0122

The ADD also can be reviewed on the
NYSDEC website at:
<http://www.dec.ny.gov/chemical/8431.html>

Who to Contact:

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

Project Related Questions

Nick Acampora
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Division of Environmental Remediation
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50 Circle Road, SUNY @ Stony Brook,
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Health-Related Questions

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**For more information about New York's
Brownfields Cleanup Program, visit:**
www.dec.ny.gov/chemical/37564.html

FACT SHEET

Brownfield Cleanup Program

Former Cibro Petroleum
Terminal
Washington Avenue
Island Park, NY 11558

June 2018

SITE No. C130153
NYSDEC REGION 1

Proposed Amended Decision Document; Public Comment Period Announced

The public is invited to comment on the proposed Amended Decision Document (ADD) for the former Cibro Petroleum Terminal site ("site") has been released, and is available for public review at the location(s) identified to the left under "Where to Find Information".

How to Comment: NYSDEC is accepting written comments about the proposed amended plan for 30 days, from **June 27 through July 26, 2018**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Amended Decision Document: The following is a summary of the proposed remedy modification described in the ADD:

- The proposed amended remedy does not change the Track 4 cleanup levels: Restricted Use with site-specific soil clean-up objectives remedy. The selected remedy is referred to as the *Ex-Situ Soil Washing and Treatment*. The Volunteer, however, proposes to modify the Remedial Action Work Plan (RAWP) to eliminate the On-Site Soil Washing Plant, and export the estimated 29,000 yards of impacted soil for treatment to their off-site Soil Washing Plant in Farmingdale, Suffolk County.

Site Description:

Location: The Former Cibro Petroleum Terminal Site is comprised of approximately 11.6 acres located in an urban portion of Island Park, Nassau County, Long Island.

Site Features: The main site features include foundations of the former above ground tanks and truck racks; one masonry structure at the southeast corner of the parcel previously used as an equipment and boiler room; bulkheads; an asphalt roadway (Washington Avenue extension) and temporary office trailers at the north end of the parcel. It is fenced to prevent unauthorized entry.

Current Zoning and Land Use: The site is essentially vacant land zoned Residential C-A. The site is bounded on three sides by Wreck Lead Channel and a canal identified on some maps as "The Basin", and on the north by dense residential development. The surrounding area consists of a combination of residential; light industrial and commercial/retail establishments. Since 2003, the site has been utilized for the storage of clean soil, crushed rock and concrete.

Past Use of the Site: The site was used as a petroleum storage facility from the 1940's thru 1988 when the facility was closed and all related infrastructure (tanks, truck racks etc.) was removed over the subsequent 2 years. Between 1990 and 2003 the site remained

BROWNFIELD CLEANUP PROGRAM

vacant. Past use of the site has resulted in petroleum contamination to the soil and groundwater primarily at the eastern and southern portions of the site.

Site Geology and Hydrology: Site-specific hydrogeologic conditions consist of a tidally-influenced, unconfined aquifer within the shallow fill and glacial fluvial deposits underlying the property. Prior investigations encountered a peat layer approximately nine feet below grade. Depth to the water table varies as a result of tidal effects, but is approximately four to six feet below grade. Groundwater flows from the northwest corner of the property towards the east-southeast, and diffuses into the adjacent saltwater bodies.

A site location map is attached as Figure 1.

Summary of the Investigation: The primary contaminants of concern at the site known at this time include constituents normally associated with petroleum and a small area of low level PCB contamination.

Investigations indicate that petroleum hydrocarbons have impacted soil throughout the site. However, the majority of the soil contamination is located on the eastern half of the parcel from the northern property line extending to the southern boundary where the Washington Avenue extension bisects the property. Although constituents of concern (COCs) generally meet the Soil Cleanup Objectives (SCOs), significant concentrations of Tentatively Identified Compounds (TICs) for both volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) are present. Both visual (staining) and olfactory evidence of petroleum contamination is present at the site, particularly in the eastern half. The low level PCB contamination (generally less than 1 part per million) is located at the southwestern section of the property within the tidal wetland boundary.

Previous groundwater sampling indicated the presence of COCs consistent with petroleum contamination throughout the site. However, more recent groundwater sampling indicated a decrease in these constituents to levels slightly above groundwater standards, likely due to natural attenuation.

Next Steps: As described above, public comment is now being accepted on the proposed changes to Decision Document. At the close of the comment period, the Department will evaluate the comments received and prepare a responsiveness summary which will be made available to the public. A notice describing the Department's final decision will be sent to all persons on the site mailing list.

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at:

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

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

BROWNFIELD CLEANUP PROGRAM

Site Location Map



DECISION DOCUMENT AMENDMENT

FORMER CIBRO PETROLEUM TERMINAL SITE

Island Park, Nassau County

BCP No. C130153

June 2018

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

SECTION 1: PURPOSE AND SUMMARY OF THE PROPOSED DECISION DOCUMENT AMENDMENT

The Volunteer, Posillico Development Company at Harbor Island, Inc. (Posillico) has proposed a revision to the previously approved Remedial Action Work Plan (RAWP) to the New York State Department of Environmental Conservation (the Department) for the above referenced site. This revision will require an amendment to the May 2014 Decision Document (DD). Specifically, the Volunteer proposes to move the treatment of impacted soil from the originally approved on-site soil washing system to an off-site system at Posillico's facility in Farmingdale.

The Department has issued this document in accordance with the requirements of 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 Environmental Remediation Programs. This document is a summary of the information that can be found in the site-related reports and documents in the document repository identified below.

On May 27, 2014, the New York State Department of Environmental Conservation (Department) issued a Decision Document (DD) which specified a remedy to clean-up the Former Cibro Site. The following describes the remedy and proposed changes.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on this RAWP/DD Amendment. This is an opportunity for public comment on the proposed change. The information here is a summary of what can be found in greater detail in reports that have been placed in the Administrative Record for the site. The public is encouraged to review the reports and documents, which are available at the following repositories:

Island Park Public Library
Attn: Island Park Public Library
176 long Beach Road
Island Park, NY 11558
Phone: 516-432-0122

A public comment period has been set for June 27 – July 26, 2018 to provide an opportunity for you to comment on these proposed changes.

Written comments may also be sent to:

Nick Acampora
Environmental Program Specialist II
Division of Environmental Remediation
New York State Department of Environmental Conservation
50 Circle Road, SUNY @ Stony Brook, Stony Brook, NY 11790-3409
Phone: (631) 444-0322, Fax: (631) 444-0328, email: nick.acampora@dec.ny.gov

The Department may modify or reject the proposed changes based on new information or public comments. Therefore, the public is encouraged to review and comment on this proposal.

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 Former Cibro Petroleum Terminal Site is comprised of approximately 11.6 acres located in an urban portion of Island Park, Nassau County, Long Island.

Site Features: The main site features include foundations of the former above ground tanks and truck racks; one masonry structure at the southeast corner of the parcel previously used as an equipment and boiler room; bulkheads; an asphalt roadway (Washington Avenue extension) and temporary office trailers at the north end of the parcel. It is fenced to prevent unauthorized entry.

Current Zoning and Land Use: The site is essentially vacant land zoned Residential C-A. The site is bounded on three sides by Wreck Lead Channel and a canal identified on some maps as The Basin, and on the north by dense residential development. The surrounding area consists of a combination of residential; light industrial and commercial/retail establishments. Since 2003, the site has been utilized for the storage of clean soil, crushed rock and concrete.

Past Use of the Site: The site was used as a petroleum storage facility from the 1940's thru 1988 when the facility was closed and all related infrastructure (tanks, truck racks etc.) was removed over the subsequent 2 years. Between 1990 and 2003 the site remained vacant. Past use of the site has resulted in petroleum contamination to the soil and groundwater primarily at the eastern and southern portions of the site.

Site Geology and Hydrology: Site-specific hydrogeologic conditions consist of a tidally-influenced, unconfined aquifer within the shallow fill and glacial fluvial deposits underlying the property. Prior investigations encountered a peat layer approximately nine feet below grade. Depth to the water table varies as a result of tidal effects, but is approximately four to six feet below grade. Groundwater flows from the northwest corner of the property towards the east-southeast, and diffuses into the adjacent saltwater bodies.

A site location map is attached as Figure 1.

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 the proposed modification. The former Cibro site is currently zoned Residential C-A, and is located in a primarily residential area.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. While the BCA requires the Volunteer to investigate the extent of off-site impacts, if remedial actions are warranted, they would be completed by the Department. As a result, the Remedial Action Work Plan includes the collection of sediment samples from the sea floor of the surface water body known as The Basin; where leaching of petroleum was previously identified. The Department will then determine if further investigatory and/or remedial actions will be necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of Environmental Assessment

The primary contaminants of concern at the site known at this time include constituents normally associated with petroleum and a small area of low level PCB contamination.

Previous investigations indicate that petroleum hydrocarbons have impacted the soil throughout the site. However, the majority of the soil contamination is located on the eastern half of the parcel from the northern property line extending to the southern boundary where the Washington Avenue extension bisects the property. Although Constituents of Concern (COCs) generally meet the Soil Clean-up Objectives (SCOs), significant concentrations of Tentatively Identified Compounds (TICs) for both Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs) are present. Both visual (staining) and olfactory evidence of petroleum contamination is present at the site, particularly in the eastern half.

The low level PCB contamination (generally less than 1 ppm) is located at the south western section of the property within the tidal wetland boundary. Marine Habitat Protection staff has indicated that any disturbance in this area would not be beneficial to the environment and have recommended that the area remain undisturbed.

Previous groundwater sampling indicated the presence of COCs consistent with petroleum contamination throughout the site. However, recent groundwater sampling (August 2011) indicated a decrease in these constituents to levels slightly above groundwater standards, likely due to natural attenuation. Again, the most significant amount of ground water contamination was located at the eastern half of the site.

The surface water of Wreck Lead Channel and The Basin had been previously impacted by petroleum leaching thru the bulkhead, although recent inspections have not indicated any leaching at this time.

As indicated earlier, while there may not be any current exceedances of SCOs at this time, high concentrations of VOC and SVOC TICs and physical evidence (visual and olfactory) of petroleum contamination exists throughout the site, but primarily along the eastern half of the site.

The site historically presented an environmental threat due to the ongoing releases from the source area soils to ground and surface waters. However, recent site inspections conducted by this office and monthly inspections by the Volunteer have not shown any ongoing leaching based on visual observations. Although soil data does indicate the presence of heavy petroleum contamination including TICs, groundwater data only indicates the presence of COCs (VOCs and SVOCs) either slightly above, at or below their respective groundwater standards.

6.2: Interim Remedial Measures (IRMs)

An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the Remedial Investigation (RI).

6.3: Summary of Human Exposure Pathways

People are not drinking the contaminated groundwater because the area is served by a public water supply that obtains its water from a different source. The site is fenced and people are not expected to come into contact with contaminated groundwater or subsurface soils unless they dig below the ground surface. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because there is no occupied building on-site, inhalation of site contaminants in indoor air due to soil vapor intrusion does not represent a concern for the site in its current condition. However, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site development. In addition, sampling indicates soil vapor intrusion is not a concern for off-site buildings.

SECTION 7: SUMMARY OF ORIGINAL REMEDY AND PROPOSED AMENDMENT

7.1 Original Remedy

The selected remedy is a Track 4: Restricted Use with site-specific soil clean-up objectives remedy. The selected remedy is referred to as the *Ex-Situ Soil Washing and Treatment and/or Excavation/Off-Site Disposal Remedy*.

The original elements of the approved remedy included the removal of impacted soil based on visual, olfactory and/or field instrumentation to be completed in two phases. The first phase would remove the impacted soil within the “Soil Wash Plant Excavation Area” and the “Bulkhead Excavation Area”. The second phase would remove impacted soil from the remainder of the site. All excavated soil would be processed/treated through the On-Site Soil Wash Plant.

7.2 Elements of the Remedy Already Performed

No significant actions regarding the remedy have been performed.

7.3 New Information

7.4 Proposed Changes to the Original Remedy

There are no proposed changes to the selected remedy of Track 4: Restricted Use with site-specific soil clean-up objectives remedy. The selected remedy is referred to as the *Ex-Situ Soil Washing and Treatment*. The Volunteer proposes to modify the RAWP by eliminating the On-Site Soil Washing Plant, and excavating and exporting off-site an estimated 29,000 yards of impacted soil for treatment at their off-site Soil Washing Plant in Farmingdale, Suffolk County.

The elements of the proposed amended remedy listed below are identified as *unchanged, modified or new* when compared to the May 2014 Decision Document:

1. Remedial Design (*unchanged*):

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. This will include a community air monitoring and odor control program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and 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 gases 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;

- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

2. Excavation and Treatment or Off-site Disposal (*modified*):

Grossly contaminated soils will be excavated based on visual, olfactory and/or field instrumentation (until readings of 250 ppm or below are attained). Excavated soil will be treated off-site and/or disposed at an approved facility. The estimated volume of soil to be excavated is 29,000 cubic yards. Existing stockpiles of recycled concrete aggregate and soil will be sorted prior to sampling and screening against restricted residential use SCOs. If contaminants in the soil are detected above the SSCOs and/or if it is found to be grossly contaminated, the soil will be taken to an off-site location. Soil that meets the SCOs will be reused as backfill during site restoration. Concrete tank contents, foundation slabs and underground storage tank (presumed to be present on the site) will be removed.

3. Bulkhead Replacement (*modified*):

The existing bulkhead will be removed and a new bulkhead will be constructed. After bulkhead replacement, soil will be excavated and the excavated material will be exported to the off-site soil washing system for treatment. Groundwater extracted during excavation (i.e., for dewatering) will be treated prior to discharge in accordance with applicable surface water discharge requirements.

4. Cover System (*unchanged*):

A site cover will be required to allow for restricted residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs or exhibits gross contamination). Where the soil cover is required it will be a minimum of two feet of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. 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).

5. Institutional Control (*unchanged*):

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 for restricted residential (which allows restricted-residential use, commercial use or industrial use) 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 and;
- requires compliance with the Department approved Site Management Plan.

6. A Site Management Plan is required, which includes the following (*unchanged*):

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 is discussed above.

Engineering Controls: The site cover and bulk head replacement is discussed 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/or groundwater and/or surface water use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any buildings developed or reoccupied on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion
- a provision that requires the installation of sub-slab barriers and subslab depressurization systems on all routinely occupied buildings. If testing identifies that vapor intrusion is a concern, the systems will be activated;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- 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 and confirm the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department;
- monitoring for vapor intrusion for any buildings developed or reoccupied on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

8.0 NEXT STEPS

As described above, there will be a public comment period on the proposed changes to the selected remedy. At the close of the comment period, the Department will evaluate the comments received and prepare a responsiveness summary which will be made available to the public. A notice describing the Department's final decision will be sent to all persons on the site mailing list.

If you have questions or need additional information you may contact any of the following:

Project Related Questions

Nick Acampora
Environmental Program Specialist II
Division of Environmental Remediation
New York State Department of Environmental
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Site-Related Health Questions

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