

MEMORANDUM

TO: Jim Harrington, P.E., Director, Remedial Bureau A

FROM: Nick Acampora, Project Manager, Region 1 Spill Prevention and Response

THRU: Karen Gomez, P.E., ROSE, Region 1

RE: **Negative BCP Significant Threat Determination**
Site Name: Former Cibro Petroleum Terminal
Site #: BCP #C130153 (C/T/V) Island Park, Nassau County
Significant Threat: Site does not pose a significant threat.

DATE: 08/16/2012

Based on all investigations performed to date and review of the December 2011 Supplemental Remedial Investigation Field Work Report, we have concluded that the site does not present a significant threat to human health or the environment.

Please find attached the supporting documentation (e.g. attach significant threat determination worksheet and/or conclusions of RI report and DOH concurrence).

Attachments

ec w/att: Jim Harrington, P.E., Director, Remedial Bureau A
Walter Parish, RHWRE, Region 1
Karen Gomez, P.E., Regional Spill Engineer
Nick Acampora, Project Manager

(01-04-11)



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
BCP Significant Threat Determination Report



8/22/2012

Site Code	C130153	Site Name	Former Cibro Petroleum Terminal Site
City	Island Park	Town	Hempstead
Region	1	County	Nassau
Current Classification	A		
Estimated Size	11.5600	Allowable Use	Commercial
Significant Threat:	-	Project Manager	Nick Acampora

Summary of Approvals

Originator/Supervisor:

Regional Hazardous Waste Remedial Engineer: :

BEEI of NYSDOH:

CO Bureau Director: , Director, :

Assistant Division Director: :

Basis for Significant Threat Determination

The presence of petroleum contamination currently does not pose a significant threat to the environment pursuant to 375-2.7(a)(4).

Site Description - Last Review: 08/21/2012

The former "Cibro Terminal" site is comprised of approximately 11.6 acres located in an urban portion of Island Park, Nassau County, Long Island.

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.

The site was used as a petroleum storage facility from the 1940's thru 1988 when the facility was closed and all related infrastructure was removed (tanks, truck racks etc.) over the subsequent 2 years. Between 1990 and 2003 the site remained vacant. Since 2003, the site has been utilized for the storage of clean soil; crushed rock and concrete.

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.



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Site Code C130153

Site Name Former Cibro Petroleum Terminal Site

The historical use of the site appears to have led to petroleum contamination to the soil and groundwater primarily at the eastern and southern portions of the site.

As of this update, several subsurface investigations by different contractors have been completed since 1988. The most recent investigation having been performed in 2011 as a result of a Formal Dispute Resolution. In addition, a Pilot Test was completed 2009-10 to help determine the most appropriate remedial technologies for the site.

The site remains essentially vacant and fenced to prevent unauthorized entry.

Contaminants of Concern (Including Materials Disposed)	Quantity Disposed
---------------------------------------------------------------	--------------------------

OU 01

Petroleum Products

UNKNOWN

Analytical Data Available for : Groundwater, Surface Water, Soil, Soil Vapor

Applicable Standards Exceeded for: Groundwater, Soil

Site Environmental Assessment - Last Review: 08/21/2012

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 primarily 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.

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

Groundwater contamination has been identified throughout the site. Again, the most significant amount of ground water contamination is 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 significant leaching at this time.

Exceedances of standards, criteria, and guidance include numerous petroleum hydrocarbons in groundwater and soil.

The site historically presented an environmental threat due to the ongoing releases from the source area soils to ground and surface waters.



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Site Code C130153

Site Name Former Cibro Petroleum Terminal Site

Site Health Assessment - Last Update: 08/09/2012

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. Contact with contaminated sediments is unlikely as the contamination is limited; the area is tidal and overgrown with dense vegetation. 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. The potential for soil vapor intrusion to occur will be evaluated should structures be developed on the site. Vapor intrusion concerns are limited to the on-site property only.

	Start		End	
OU 01				
Agreement	9/30/05	ACT	4/14/06	ACT
Agreement Amendment	12/1/09	ACT	3/1/11	ACT
Application Approval	4/6/05	ACT	9/30/05	ACT
Application Completion	3/28/05	ACT	4/6/05	ACT
OGC Docket - Other	12/1/09	ACT	3/1/11	ACT
Remedial Design	3/31/11	ACT	10/30/12	PLN
Remedial Investigation	11/1/06	ACT	9/30/12	PLN

Remedy Description and Cost

Remedy Description for Operable Unit 01

Planned remedy is In-Situ soil remediation in combination with excavation and off-site disposal.

Total Cost



SIGNIFICANT THREAT DETERMINATION WORKSHEET

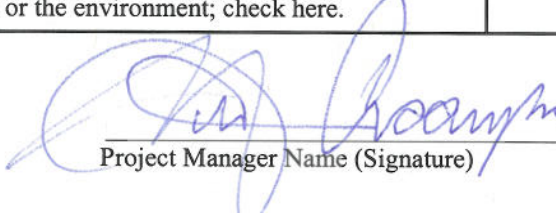


☐ State Superfund Program
6 NYCRR 375-2.7

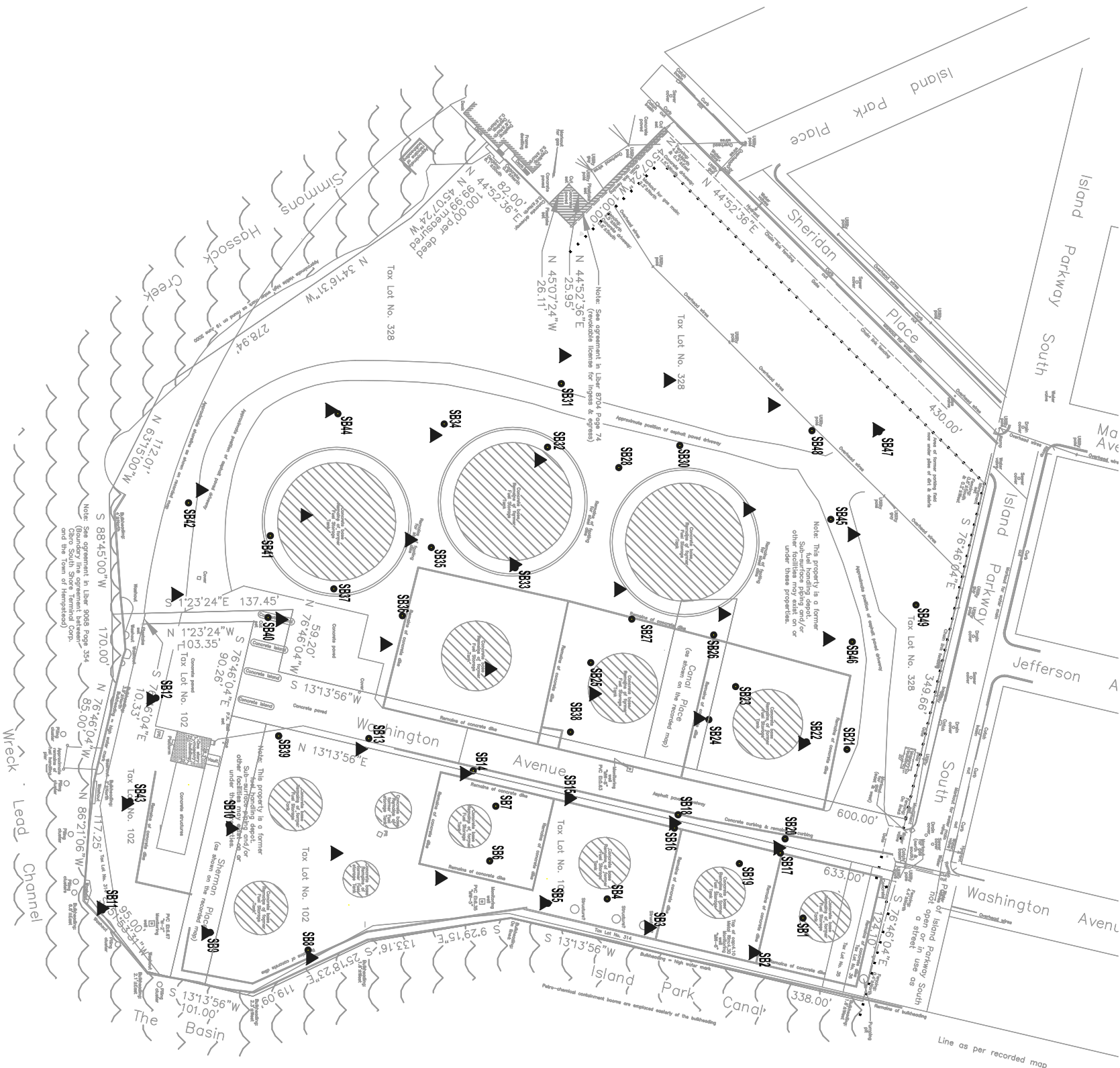
☒ Brownfield Cleanup Program
ECL 27-1411.1(c)

Site Name: Former Cibro Oil Terminal Site Site ID No. C130153

City/Town: Island Park, Hempstead County: Nassau

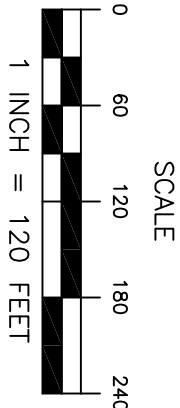
1. Has all available and relevant evidence regarding the Site been reviewed and the factors in 375-2.7(a)(3) considered?	<input checked="" type="checkbox"/> Yes (go to 2)	<input type="checkbox"/> No (stop)	<input type="checkbox"/> Unsure (stop)
2. Does Site contamination result in significant adverse impacts (375-2.7(a)(1)) to:			
a. species that are endangered, threatened, or of concern?	<input type="checkbox"/> Yes (go to b)	<input checked="" type="checkbox"/> No (go to b)	<input type="checkbox"/> Unsure (go to b)
b. protected streams, tidal/freshwater wetlands, or significant fish and wildlife habitat?	<input type="checkbox"/> Yes (go to c)	<input checked="" type="checkbox"/> No (go to c)	<input type="checkbox"/> Unsure (go to c)
c. flora or fauna from bioaccumulation or leads to a recommendation to limit consumption?	<input type="checkbox"/> Yes (go to d)	<input checked="" type="checkbox"/> No (go to d)	<input type="checkbox"/> Unsure (go to d)
d. fish, shellfish, crustacea, or wildlife from concentrations that cause adverse/chronic effects?	<input type="checkbox"/> Yes (go to e)	<input checked="" type="checkbox"/> No (go to e)	<input type="checkbox"/> Unsure (go to e)
e. the environment due to a fire, spill, explosion, or reaction that generates toxic gases, vapors, fumes, mists or dusts?	<input type="checkbox"/> Yes (go to f)	<input checked="" type="checkbox"/> No (go to f)	<input type="checkbox"/> Unsure (go to f)
f. areas where individuals or water supplies may be present and NYSDOH has determined there to be a significantly increased risk to public health (including from soil vapor)?	<input type="checkbox"/> Yes (go to 3)	<input checked="" type="checkbox"/> No (go to 3)	<input type="checkbox"/> Unsure (go to 3)
3. Does Site contamination result in significant environmental damage (375-2.7(a)(2))?	<input type="checkbox"/> Yes (go to 4)	<input checked="" type="checkbox"/> No (go to 4)	<input type="checkbox"/> Unsure (stop)
4. If any box in items 2 or 3 have been checked "Yes," the site presents a significant threat to public health or the environment; check here.	Significant threat to: <input type="checkbox"/> Public Health <input type="checkbox"/> Environment		
5. If no boxes in items 2 or 3 have been checked "Yes," the site does not present a significant threat to public health or the environment; check here.	<input checked="" type="checkbox"/> Not a Significant Threat		
<div>Nick Acampora Project Manager Name/Title (Print)</div> <div> Project Manager Name (Signature)</div> <div>8/21/2012 Date</div> <div>Bureau Director/RHWRE Name/Title (Print)</div> <div>Bureau Director/RHWRE Name (Signature)</div> <div>Date</div>			

07/29/10



LEGEND:

- ▲ - PROPOSED 100' x 100' SAMPLE LOCATION IN THE APRIL 6, 2011 WORKPLAN APPROVED BY NYSDEC
- - ACTUAL SAMPLE LOCATIONS BASED ON FIELD CONDITIONS APPROVED BY THE NYSDEC ON JUNE 30, 2011.



Revisions/Issues		
No	Date	By

Posillico Consulting

1750 New Highway
Farmingdale, NY 11735
(631) 249-1872



FIGURE 3: Proposed and Actual Soil Sampling Locations

FORMER CIBRO PETROLEUM FACILITY, ISLAND PARK, NEW YORK
DWN. BY: JB CHK'D BY: EK DATE: 11-15-11



Nirav R. Shah, M.D., M.P.H.
Commissioner

NEW YORK
state department of
HEALTH

Sue Kelly
Executive Deputy Commissioner

August 7, 2012

Mr. James Harrington
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway, 12th Floor
Albany, NY 12233

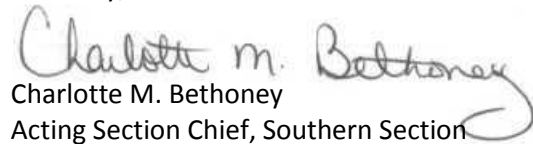
Re: Significant Threat Determination
Former Cibro Terminal
Site #C130153
Island Park (V), Nassau County

Dear Mr. Harrington:

Staff reviewed the *December 2011 Supplemental Remedial Investigation Report* for the above referenced site. Based on that review, I understand environmental investigation results indicated limited impacts to groundwater and soils. Groundwater is not used, or expected to be used in the future, as a potable water source as public water is available in the area, therefore exposure to contaminated groundwater is not likely. Exposure to contaminated sediments is unlikely due to limited detections of site-related contaminants and their location in a tidally-influenced wetland area. Stockpiles of excavated and treated soil remain on the site, but are covered with tarps and are located within a lined, bermed area. A fence limits site access. Sampling indicates that soil vapor intrusion is not a concern for off-site buildings. Since the site is vacant and not occupied, soil vapor intrusion is not a concern at this time.

Based on this information, I believe that the Former Cibro Terminal site does not represent a significant threat to public health.

Sincerely,



Charlotte M. Bethoney
Acting Section Chief, Southern Section
Bureau of Environmental Exposure Investigation

ec: A. Salame-Alfie, Ph.D
K. Anders, Ph.D
F. Navratil/S. McLelland/File
B. Devine - MDO
J. DeFranco - NCDH
W. Parish/N. Acampora- NYSDEC, Region 1