



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

175 Roger Avenue Site
175 Roger Avenue
Inwood, NY 11096

Site No. C130164
NYSDEC REGION 1

January 2023

Where to Find Information

Access projects documents through the DECinfo Locator at <https://www.dec.ny.gov/data/DecDocs/C130164/> and at this location:

Peninsula Public Library

280 Central Avenue
Lawrence, NY 11559
(516) 239-3262

Whom to Contact:

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

Project-Related Questions

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For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 175 Roger Avenue site ("site") located at 175 Roger Avenue, Inwood, Nassau County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Inwood 175, LLC and AJM Capital II, LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC review, which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C130164/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: Remediation under the approved Remedial Action Work Plan (RAWP) took place from June 2022 through September 2022. The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 1,700 cubic yards of petroleum-contaminated soil and volatile organic compound (VOC) source material, along with three underground storage tanks (USTs) and 10 contaminated drywells. Uncontaminated site materials and clean fill brought in from offsite, was used to replace the excavated soil and to establish the design grades at the site.
- Groundwater Treatment – Groundwater, primarily contaminated with VOCs, was treated through the application of chemical reducing agents directly into the groundwater at the base of the open UST excavation.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and

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(4) reporting.

- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicants will be able to redevelop the site after receiving a COC. In addition, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The vacant 3.6-acre site is located at 175 Roger Avenue, Inwood in the Town of Hempstead, Nassau County. The site is bordered to the north by Roger Avenue, with a parking lot (a former oil terminal) to the northwest, and a gravel/soil recycling facility and commercial buildings to the northeast. South of the site are residential properties, followed by Bayview Avenue. The site is bordered to the east by Gates Avenue.

The site was used as a sheet metal fabrication factory beginning in 1961. To address the improper storage and disposal of hazardous wastes at the site, the United States Environmental Protection Agency (USEPA) conducted an Emergency Removal Action in August 1993. Nassau County then took ownership of the site, which has since remained unoccupied. The former 155,000-square-foot, one-story, site building was demolished in 2019.

The site was previously in the BCP from 2008 to 2013. The applicant, Cargo Ventures LLC, completed the Remedial Investigation phase of the program, after which they opted out of the program. The site remained dormant until the current applicant agreed to purchase the property from Nassau County in 2017 (which transaction was consummated in 2022).

Prior to remediation, the main contaminants of concern in soil and groundwater at the site were volatile organic compounds, such as xylenes and tetrachloroethene (PCE). PCE was also

detected in soil vapor at the site. The anticipated cleanup standard is restricted residential, which would also allow for commercial and industrial use, subject to local zoning laws. Site redevelopment is anticipated to be warehousing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C130164) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

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, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location

175 Roger Avenue Site





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