



FACT SHEET

Brownfield Cleanup Program

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Prospect Ave. & Bryant Ave.
C130203
Sea Cliff, NY

June 2011

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate Prospect Ave. & Bryant Ave. ("site") located at 34 Woodridge Lane, Sea Cliff, New York 11579 in the Village of Sea Cliff, Nassau County. See map for site location. The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC by Saeid E. Jalayer ("applicant") under New York's Brownfield Cleanup Program.

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from June 6, 2011 through July 8, 2011. The draft investigation work plan is available for review at the Sea Cliff Library identified below under "Where to Find Information".

Submit written comments to:

John C. Sheehan, Project Manager
New York State Department of Environmental Conservation
Building 40, SUNY
Stony Brook, New York 11790
jcsheeha@gw.dec.state.ny.us

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

Highlights of the Proposed Site Investigation

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected
- 2) identify the source(s) of the contamination
- 3) assess the impact of the contamination on public health and the environment
- 4) provide information to support the development of a proposed remedy to address the contamination.

The investigation will be performed by the applicant

with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

The nature and extent of known contamination has not been fully delineated, however, preliminary sampling indicates that there is heavy metal contamination on the site resulting from the historic disposal of coal ash. Contamination has been documented above the cleanup standards in the soil.

The site investigation will be conducted in a phased approach, with test pits being used as the primary method for delineation of the waste materials and for collection of soil/waste samples. In addition, four monitoring wells will be installed on the site to determine the direction of groundwater flow and to monitor the groundwater for possible contamination due to the placement of the waste material. And finally, a soil gas survey will be conducted on the site. The soil gas survey would include monitoring of gases typically generated from landfill activities such as methane and hydrogen sulfide, and will be biased towards areas where landfill activities may have occurred.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the investigation work plan. NYSDOH must concur with the plan. The approved investigation work plan will be made available to the public (see “Where to Find Information” below). After the investigation work plan is approved, the applicant may proceed with the site investigation.

It is estimated that the investigation will take about three months.

When the investigation is completed, the applicant will prepare and submit a report that summarizes the results and recommends whether cleanup of site contamination is required. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the investigation report.

The applicant may then develop a cleanup plan, called a “Remedial Work Plan”. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. 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 during 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 purposes.

The site, which is approximately 1.9 acres in size, is located at the north east corner of Prospect Avenue and Bryant Avenue in northwestern Nassau County on part of a peninsula surrounded on the western side by the waters of Hempstead Harbor, which is part of Long Island Sound, and is located in a suburban residential setting.

The site was purchased in 2002 and has been either vacant or used for residential purposes. The site currently consists of a one single-family house, which is unoccupied.

A Phase I Report was completed which revealed indications of filling and the presence of surface debris, and suggested that subsurface testing be performed to determine the age, composition and depth of the fill material.

Soil samples conducted at the site have detected heavy metals, particularly arsenic, at concentrations exceeding regulatory cleanup standards.

FOR MORE INFORMATION

Where to Find Information

Project documents are available for review at the following location(s) to help the public stay informed. These documents include the draft investigation work plan and the application to participate in the Brownfield Cleanup Program.

Sea Cliff Library
Sea Cliff & Central Avenues
Sea Cliff, NY 11579
Phone: 516-671-4290
Monday - 1:00 PM - 9:00 PM
Tuesday - 9:00 AM - 5:00 PM
Wednesday - 9:00 AM - 5:00 PM
Thursday - 9:00 AM - 9:00 PM
Friday - 9:00 AM - 5:00
Saturday - 10:00 - 4:00 PM

NYSDEC – Region 1
SUNY at Stony Brook
50 Circle Road
Stony Brook, New York 11790
Attn: John Sheehan, Project Manager
Hours: Monday-Friday - 8:30 am to 4:45 pm
Phone: 631-444-0350 (call for appointment)

Who to Contact

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

Project Related Questions
John C. Sheehan, Project Manager
New York State Department of
Environmental Conservation
Building 40, SUNY
Stony Brook, New York 11790
(631) 444-0240
Call for an appointment

Site-Related Health Questions
Nathan Walz, Project Manager
NYSDOH
Bureau of Environmental Exposure
Investigation
Flanigan Square
547 River Street
Troy, New York 12180
(518) 402-7880

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

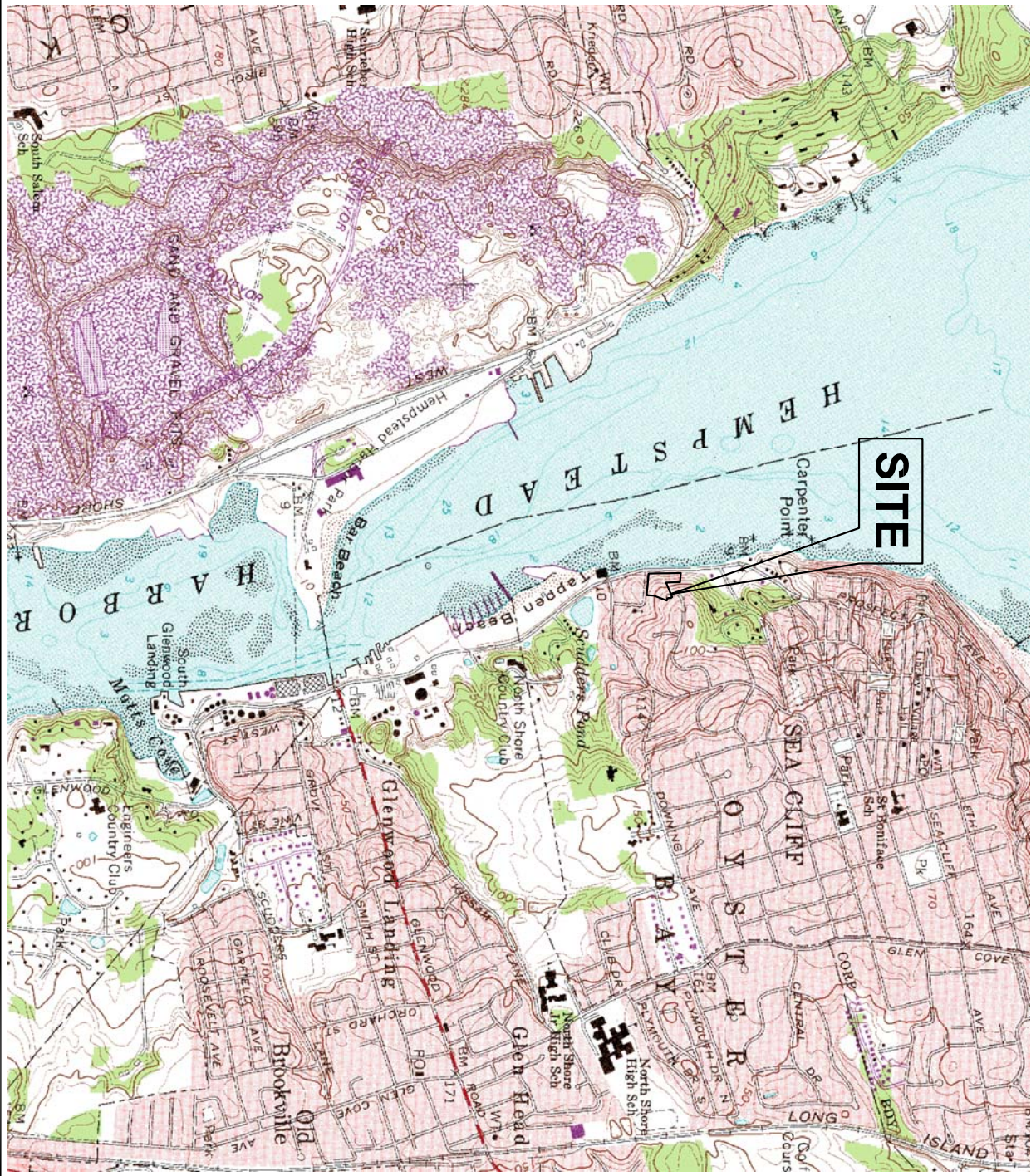
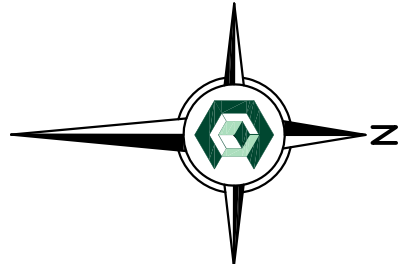
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



SOURCE:
1968 SEA CLIFF, NY
USGS QUADRANGLE,
7.5 MIN. SERIES



Any modification to this drawing by other than Cornerstone Environmental Group, LLC, shall be made in accordance with the field notes and the drawing and made to this document without the express written consent of the originator.

SAEID JALAYER / KNAUF SHAW
34 WOODRIDGE LANE (LOT 38, 81, 148, 149 AND 150)
SEA CLIFF, NEW YORK
REMEDIAL INVESTIGATION WORK PLAN
SITE LOCATION MAP

FIGURE NO.
1-1
PROJECT NO.
100498