



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Prospect Ave & Bryant Ave
DEC Site #: C130203
Address: 34 Woodridge Lane
Sea Cliff, NY 11579

Have questions?
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"Who to Contact"
Below

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the Prospect Ave & Bryant Ave site ("site") located at 34 Woodridge Lane, Sea Cliff, Nassau County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by Saeid E. Jalayer ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site does not pose a significant threat to public health or the environment.

Highlights of the Remedial Investigation Report

The principal objective of the remedial investigation (RI) was to characterize and delineate the horizontal and vertical limits of the waste material that was historically placed on site, to investigate the potential soil and groundwater contamination, and to evaluate exposure pathways with respect to public health and the environment. To accomplish these objectives, the following tasks were conducted:

Geophysical Survey:

A ground-penetrating radar (GPR) survey and a utility locator survey were conducted. Two anomalous locations were discovered and marked with spray paint. To investigate the anomalies, test pits TP-116 and TP-117 were relocated and excavated at these locations. No underground structures were located.

Test Pits and Soil Sampling:

Shallow and subsurface soil samples were collected at nineteen test pit locations advanced throughout the Site to define the extent of the fill material and to characterize the material. The test pits were designated TP-100 through TP-118. Two to five soil samples were collected from each test pit, with a total of 64 soil samples being collected.

Results: Semi Volatile Organic Compounds (SVOCs) were detected in 3 of the 19 test pits. Compounds detected include: chrysene, benzo (b) fluoranthene, indeno (1,2,3-cd)pyrene, Benzo(b)fluoranthene. Two SVOCs were detected above Residential Soil Cleanup Objectives (SCOs). The pesticide Dieldrin was detected above Residential SCOs at one pit location and Archlor-1254 (a PCB) was detected above Residential SCOs at one pit location. Regarding metals: Arsenic, barium, chromium and hexavalent chromium were detected above residential SCOs in eighteen of the nineteen test pits. Arsenic was detected as high as 178 mg/kg in fill material at a depth of 14.5 below grade. The Residential standard is 16 mg/kg.

Fill Material: Fill material consisting of coal ash and C&D material was identified throughout much of the site. The extent of the fill material was not completely defined and will be further investigated during the Remedial Phase of the Project. The depth of the fill material in some areas of the site exceeded 15 feet below grade.

Groundwater Investigation:

4 permanent monitoring wells and 6 temporary well points (3 shallow and 3 deep) were installed. Groundwater flow is southwest towards Hempstead Harbor.

Results: Several total metals exceeded standards, however, in the dissolved phase samples, only 4 metals (iron, manganese, selenium and sodium) were detected slightly above standards. The pesticide dieldrin slightly exceeded standards at 2 wells locations.

Soil Gas Survey:

5 temporary soil gas probes were installed throughout the site. Samples were analyzed for TO-15, methane and hydrogen sulfide. 17 compounds were detected at relatively low levels. Methane and hydrogen sulfide were non-detect. No on-site source(s) of the detected compounds were identified. Based on the results, vapor intrusion exposure to current or future site receptors is not a concern.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" below). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. 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 throughout the investigation and cleanup of the site.

Background

Location: This site is located at 34 Prospect Avenue in Sea Cliff, Town of Oyster Bay, Nassau County. The site is situated in a residential area adjacent to Hempstead Harbor

Site Features: The site is approximately 2 acres in size and is occupied by a single family home. The property is predominately grass covered with several trees. The surrounding parcels are residential single family homes.

Current Zoning/Use: The site is currently zoned for residential use and is occupied by a single family home, which is currently vacant.

Historical Source(s) of Contamination: Interviews conducted with neighbors during a 2004 Phase I ESA indicated that fill material was placed on the Site to change the natural downward slope of the land throughout the 1970s. Letters sent to the property owner, provided by the Village Building Inspector, indicate that illegal dumping occurred during that time.

Site Geology/Hydrogeology: The site is located in the Harbor Hill terminal moraine and slopes westward towards Hempstead Harbor. The native soils consist of unsorted sands and cobbles with occasional silts and clay. Depth to groundwater ranges from 40 to 10 feet below grade and flows westward towards the Harbor.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C130203>

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

FOR MORE INFORMATION

Where to Find Information

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

Sea Cliff Library
Attn: Arlene Nevens
Sea Cliff and Central Avenues
Sea Cliff, NY 11579
phone: 516-671-4290

Who to Contact

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

Project Related Questions

John Sheehan

Department of Environmental Conservation

Division of Environmental Remediation

SUNY at Stony Brook 50 Circle Road

Stony Brook, NY 11790-3409

631-444-0244

jcsheeha@gw.dec.state.ny.us

Site-Related Health Questions

Nathan M. Walz

New York State Department of Health

Empire State Plaza Corning Tower, Room 1787

Albany, NY 12237

518-402-7860

BEEI@health.state.ny.us

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:

<http://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.



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SCALE IN FEET



PROJECT NO.
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