



FACT SHEET #3

Brownfield Cleanup Program

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Former Avis Headquarters Property Site

August 2011

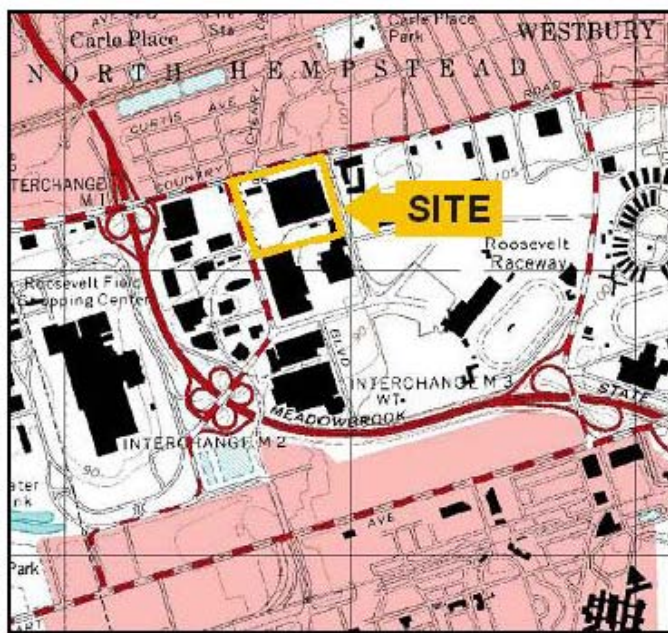
Site number C130206

Garden City, NY

Report Recommends Cleanup and a Proposed Remedy for Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing a report that recommends cleanup action and presents a proposed remedy at the Former Avis Headquarters Property Site (“site”), located at 900 Old Country Road in Garden City, Nassau County, under New York’s Brownfield Cleanup Program. See map for site location. The public is invited to comment on the proposed remedy.

The report, called a “Remedial Investigation Report/Remedial Alternatives Analysis/Remedial Action Work Plan,” (RIR/RAA/RAWP) was submitted to NYSDEC by Equity One (Northeast Portfolio), Inc. (“applicant”). The report describes the results of the site investigation and recommends remedial measures to address contamination at the Site.



Site Map

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. The activities discussed below have been designed to address the identified contamination and the threats posed.

Highlights of the Investigation Report

- 1) The investigation included the collection and analysis of soil samples from over 30 dry wells and leach pools, and potentially impacted areas beneath the two of the buildings on the site and 16 locations in the outdoor/parking/landscaped portions of the site. Groundwater samples were analyzed from 21 monitoring wells and soil vapor was sampled at 9 locations on site.
- 2) Contaminants including pesticides, metals, petroleum compounds and poly-chlorinated biphenyls (PCBs) were detected in soil above the Part 375 Unrestricted Use Criteria in soil.

- 3) Contaminants including metals and solvents used for metal cleaning were detected in groundwater above the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs).
- 4) Solvents were detected in several of the soil vapor samples.

The applicant has recommended that a cleanup of the site is required. The applicant is pursuing the most stringent cleanup possible, which requires all soil remaining at the site to meet the Unrestricted Use Criteria set forth in NYSDEC Part 375. The majority of the contaminated soil is being removed under an Interim Remedial Measures Work Plan (IRM-WP) that was approved by NYSDEC in May 2010 and was described in Fact Sheet #2. The groundwater and soil vapor impacts found in the southeast portion of the site will be addressed in the proposed remedy that is described below.

The Proposed Remedy

The applicant developed the proposed remedy after performing a detailed investigation of the site under New York's Brownfield Cleanup Program, as discussed above. The proposed remedy includes:

- 1) All locations where soil sample results have been found to exceed the Unrestricted Use Criteria will be excavated and disposed off-site. This will result in the removal of all soil contamination from the site.
- 2) Groundwater will be remediated through the injection of chemicals into the aquifer, which will result in the chemical destruction or immobilization of the contaminants. The chemicals, which include oxidants and metal reducers, will be injected into on-site wells and will react with the contaminants to form nontoxic byproducts.

The remediation of soils is based on the excavation of all soils that exceed Unrestricted Use Soil Cleanup Objectives. Areas will be over-excavated around all documented areas of contamination followed by the collection of post-excavation confirmation samples from the sidewalls and the bottom of the excavation to verify that remaining soils meet these criteria. If exceedances are still present, the excavation will be expanded and a new set of samples will be collected. This procedure will be repeated as necessary until all soils meet the Unrestricted Use Criteria. All excavated soils will be disposed off-site at appropriately permitted disposal facilities.

If it is later determined that it is not feasible to remove all contaminated soils, the applicant will obtain a Track 4 cleanup, which would restrict the future use of the site to commercial uses and require a cap to prevent exposure to remaining contamination. In addition, the potential for soil vapor intrusion will be addressed with an impermeable membrane called a vapor barrier that will be installed beneath the foundation of all buildings. Additionally, a network of perforated pipes called a Sub-Slab Depressurization System (SSDS) will be installed beneath the foundation of building sections in the southeast portion of the site. A soil vapor monitoring program would be conducted to evaluate soil vapor concentrations under the buildings and determine whether active venting of the SSDS with blowers is needed. The soil vapor measures will prevent any

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

intrusion through the concrete slab by installing an impermeable membrane beneath the building and, if needed, reducing air pressure beneath the slab thereby creating a pressure gradient away from the foundation.

These institutional and engineering controls – and the maintenance and reporting requirements – would be detailed in a Site Management Plan, which would be made enforceable through the recording of an environmental easement.

The groundwater remedy, which chemically destroys contaminants, was selected based on its ability to reduce the detected constituent concentrations to the appropriate levels and the implementability of the technology. The specific number and location of the injection points and the chemical formulation of the compounds that will be injected are presented in the RAWP.

If a Track 1 cleanup is achieved (i.e., all contaminated soils are removed from the site), the applicant will nonetheless include a vapor barrier beneath the foundation and an SSDS under certain parts of the development. SSDS installation during the construction of the shopping center is cost effective and protects the building occupants from soil vapor intrusion, if this protection is needed.

The proposed remedy is described in a draft cleanup plan called a “Remedial Action Work Plan” and in an accompanying Proposed Decision Document prepared by NYSDEC. The documents are available for review at the Westbury Memorial Library identified below under “Where to Find Information”.

The proposed remedy is fully protective of public health and the environment in that it will address groundwater impacts to reduce concentrations to the extent practicable and will monitor and mitigate potential soil vapor intrusion at the Site.

As described in the RAWP, the proposed remedies will seek to reduce contamination at the site to the extent practicable and to mitigate any potential off-site impacts.

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 45 days, from August 9, 2011 through September 23, 2011.

Submit written comments to:

Jeffrey Dyber
New York State Department of Environmental Conservation-Central Office
625 Broadway
Albany, New York 12233-7015

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan that describes the proposed remedy is revised as needed to describe the selected remedy, and will be made available to the public (see “Where to Find Information” below). The

applicant then may design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. It is estimated that activities to clean up the site will take about 3 months with an additional 9 months of monitoring.

NYSDEC will keep the public informed during the cleanup of the site by distributing fact sheets to the public contact list and placing reports in the document repository.

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 redevelopment as a retail shopping mall, with a Track 1, unrestricted use clean up standard met by the applicant.

The 21.8 acre site is located in a commercial and light industrial area south of Old Country Road and includes five buildings and a large parking lot. One three story building consists of offices. Three of the buildings in the center and southern portion of the site were used for electronics manufacturing and sonar testing for the military from the late 1940's into the 1960's. The same buildings were used from 1980 until 2001 as the headquarters for Avis Corp. and for rental car storage and maintenance. Past manufacturing operations have resulted in impacts by metals, petroleum and chlorinated solvents to soil, soil vapor, and groundwater. The site has been vacant since 2001, with the exception of an active furniture store.

To date, the site has undergone several investigations, most recently the Remedial Investigation (RI) performed by the applicant. All site buildings have been demolished, with the exception of the furniture store, which is planned for demolition in the fall of 2011. An Interim Remedial Measure is being conducted to address soil impacts delineated during the RI. Remaining impacts will be addressed by the proposed RAWP.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the draft cleanup plan (draft Remedial Work Plan).

Westbury Memorial Public Library
45 Jefferson Street
Westbury, New York 11590
516-333-0176

Hours of Operation:
Monday: 11 a.m. to 9 p.m.
Tuesday - Friday: 9 a.m. to 9 p.m.
Saturday: 9 a.m. to 5 p.m.
Sunday: 1 p.m. to 5 p.m.

Who to Contact

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

Project Related Questions

Jeffrey Dyber
NYSDEC-Central Office
625 Broadway
Albany, New York 12233-7015
(518)-402-9621
jldyber@gw.dec.state.ny.us
Call for an appointment

Site-Related Health Questions

Steven Karpinski
New York State Department of Health
Flanigan Square
547 River St.
Troy, New York 12180
(800) 458-1158
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: 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.