PROPOSED DECISION DOCUMENT

Former Avis Headquarters Property
Brownfield Cleanup Program
Garden City, Nassau County
Site No. C130206
August 2011

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

PROPOSED DECISION DOCUMENT

Former Avis Headquarters Property
Garden City, Nassau County
Site No. C130206
August 2011

SECTION 1: SUMMARY AND PURPOSE OF THE PROPOSED PLAN

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), is proposing a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy proposed by this Proposed Decision Document (PDD). The disposal or release of contaminants at this site, as more fully described in Section 6 of this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York; (6 NYCRR) Part 375. This document is a summary of the information that can be found in the site-related reports and documents in the document repository identified below.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all Proposed Decision Documents. This is an opportunity for public participation in the remedy selection process. The public is encouraged to review the reports and documents, which are available at the following repository:

Westbury Memorial Public Library
445 Jefferson Street
Westbury, NY 11590
Phone: (516) 333-0176

A public comment period has been set from:

8/9/2011 to 9/23/2011

Written comments may be sent through 9/23/2011 to:

Jeffrey Dyber
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
jldyber@gw.dec.state.ny.us

The proposed remedy may be modified based on new information or public comments. Therefore, the public is encouraged to review and comment on the proposed remedy identified herein.

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The Former Avis Headquarters Property site is located at 900 Old Country Road in the Town of Hempstead. The property is situated on the south side of Old Country Road in a suburban area.

Site Features: The site contains one retail commercial building with an adjacent paved parking lot. The remainder of the property is being redeveloped.

Current Zoning/Uses: An existing on-site building is used as a furniture showroom and the remainder of the property is being redeveloped as a commercial shopping center. However, the site is zoned for industrial use. Commercial and industrial properties border the site and residential properties are located less than 200 feet north of the northern site border.

Historic Use: The site was part of the Roosevelt Airfield from 1918 to 1941. From the late 1940's to 1960, a defense contractor manufactured and tested sonar and defense systems guidance instrumentation on the site. American Machine and Foundry operated at the site from 1970 to 1980. From 1980 until 2001, Avis Rent-A-Car used the property as its world headquarters. When the Volunteer entered the Brownfield program in 2010, the site contained five buildings and paved parking lots. Four of the buildings and most of the pavement were demolished during summer 2011 as part of the redevelopment of the site.

Previous investigations performed at the Site over the past decade have documented the existence of several Areas of Concern (AOCs). In 1993 and 1994, a floor drain system in an on-site building was investigated, cleaned and permanently closed. In 2005 and 2006, three underground storage tanks (USTs) at the site were investigated and removed. A 2009 investigation sampled monitoring wells, soil borings, dry wells, leach pools, and soil vapor at the site. Contamination was found in several drainage structures.

Site Geology and Hydrogeology: Sand and gravel underlie the site, with occasional silt lenses. Groundwater flows southwest at the site and was found at a depth of 20 feet below ground surface.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to commercial use (which allows for industrial use) as described in Part 375-1.8(g) are/is being evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the investigation to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant(s) under the Brownfield Cleanup Agreement is a/are Volunteer(s). The Applicant(s) does/do not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess

groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.4.

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Information

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

lead
1,1,1-trichloroethane
chromium
copper
mercury
zinc
benz(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo[k]fluoranthene
chrysene
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene
pyrene
tde
dde
ddt
tetrachloroethylene (pce)
trichloroethene (tce)
dieldrin
chlordane

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

The following IRM(s) has/have been completed at this site based on conditions observed during the RI.

Soil Excavation IRM

The initial results of the RI revealed the presence of contaminated soil beneath on-site buildings, in on-site drywells and leaching pools, and beneath other areas of the site. An IRM was conducted during the summer of 2011 which included excavation and off-site disposal of contaminated soil from these areas of concern.

6.3: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

People are not coming into contact with the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. 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. Soil vapor and groundwater samples collected near the only building currently on site indicate that inhalation of site contaminants in indoor air due to soil vapor intrusion does not represent a concern for the site in its current condition. However, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site development.

6.4: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination:

The Remedial Investigation of the Site identified polychlorinated biphenyls (PCBs), metals, pesticides, and semi-volatile organic compounds (SVOCs), consisting mostly of polycyclic aromatic hydrocarbons (PAHs), in on-site soils. Volatile organic compounds (VOCs), principally chlorinated solvents, have been detected in groundwater and soil vapor samples at the site.

Surficial soil samples obtained beneath on-site pavement and buildings generally contained SVOCs, metals, PCBs and/or pesticides at levels exceeding unrestricted use soil cleanup objectives. SVOCs were the most common type of contaminant found in the surficial soils and included PAHs such as: benzo(a)anthracene [maximum 15 parts-per-million (ppm)], benzo(a)pyrene (maximum 16 ppm) and indenzo[1,2,3-cd]pyrene (maximum 19 ppm). These and other SVOCs exceeded commercial use soil cleanup objectives at several locations.

Subsurface soil samples were obtained throughout the site, including storm water drywells and leaching pools. Pesticides, metals, PCBs and SVOCs have been detected throughout the site up to the maximum sampling depth of 20 feet. Similar to surface soils, PAHs were detected throughout the site at levels exceeding commercial use soil cleanup objectives. For example, benzo(a)anthracene, benzo(a)pyrene and indenzo[1,2,3-cd]pyrene, were detected at maximum levels of 109 ppm, 136 ppm, and 102 ppm, respectively. Metals were also detected at levels exceeding both unrestricted and commercial use soil cleanup objectives. For example, chromium was detected at a maximum concentration of 16,232 ppm, exceeding the commercial use cleanup objective of 1,500 ppm. Pesticides were detected at levels exceeding unrestricted use cleanup objectives but below commercial use cleanup objectives. Total PCBs were found at a maximum level of 7 ppm, exceeding the commercial use cleanup objectives of 1 ppm.

Eight of 21 on-site monitoring wells contained VOCs, chromium, and/or pesticides at levels exceeding New York State groundwater standards. Tetrachloroethylene (PCE) and trichloroethylene (TCE) were detected in the groundwater at maximum concentrations of 32 parts per billion (ppb) and 25 ppb, respectively. The groundwater standard for both of these VOCs is 5 ppb. In addition, pesticides were detected in four wells at levels exceeding New York State groundwater standards. Dieldrin and gamma-chlordane were detected at maximum levels of 0.032 ppb and 0.017 ppb, respectively. The New York State groundwater standards for dieldrin and gamma-chloridane are 0.004 ppb and 0 ppb, respectively. Chromium was detected in one well at 73.6 ppb, exceeding the groundwater standard of 50 ppb.

Site-related VOCs were detected in soil vapor samples collected throughout the site. PCE and TCE were detected in the soil vapor at maximum concentrations of 420 µg/m3 and 93 µg/m3, respectively. The contaminant levels detected in the on-site soil vapor and groundwater indicate that soil vapor intrusion may be a concern in the buildings being constructed on the site.

SECTION 7: ELEMENTS OF THE PROPOSED REMEDY

The alternatives developed for the site and evaluation of the remedial criteria are presented in the alternative analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The remedy proposed is a Track 1: Unrestricted use remedy.

The elements of the proposed remedy, as shown in Figure 2, are as follows:

1. A remedial design program would be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

2. All on-site soils located above bedrock which exceed unrestricted soil cleanup objectives will be excavated and transported off-site for disposal unless otherwise provided under Paragraph 5 below. Approximately 33,000 cubic yards of soil is estimated to be removed. Clean fill meeting the requirements of 6NYCRR375-6.7(d) for unrestricted use will then be brought in to replace the excavated soil and establish the designed grades at the site.

3. Groundwater contamination will be treated using in-situ chemical treatment. A peroxide-based compound and a metal-reductive compound will treat the organic and metals contaminants, respectively. Groundwater monitoring will be conducted to determine the effectiveness of the injections.

4. The potential for soil vapor intrusion would be evaluated for any buildings developed on the site and, if necessary, actions recommended to address exposures related to soil vapor intrusion would be implemented. If one or more active mitigation systems are installed in one or more on-site buildings for a period of greater than 5 years, the cleanup track would be Track 4.

5. If removal of all contaminated soil exceeding unrestricted use cleanup objectives proves to be infeasible, contaminated soil exceeding commercial use cleanup objectives will be excavated to meet the requirements of a Track 4 cleanup. Areas of residual contamination will be covered to prevent future exposure. The cover will consist of the new commercial buildings and asphalt parking lot associated with the shopping center. Any exposed surface soil exceeding the commercial use SCOs will have a minimum one foot soil cover, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer.

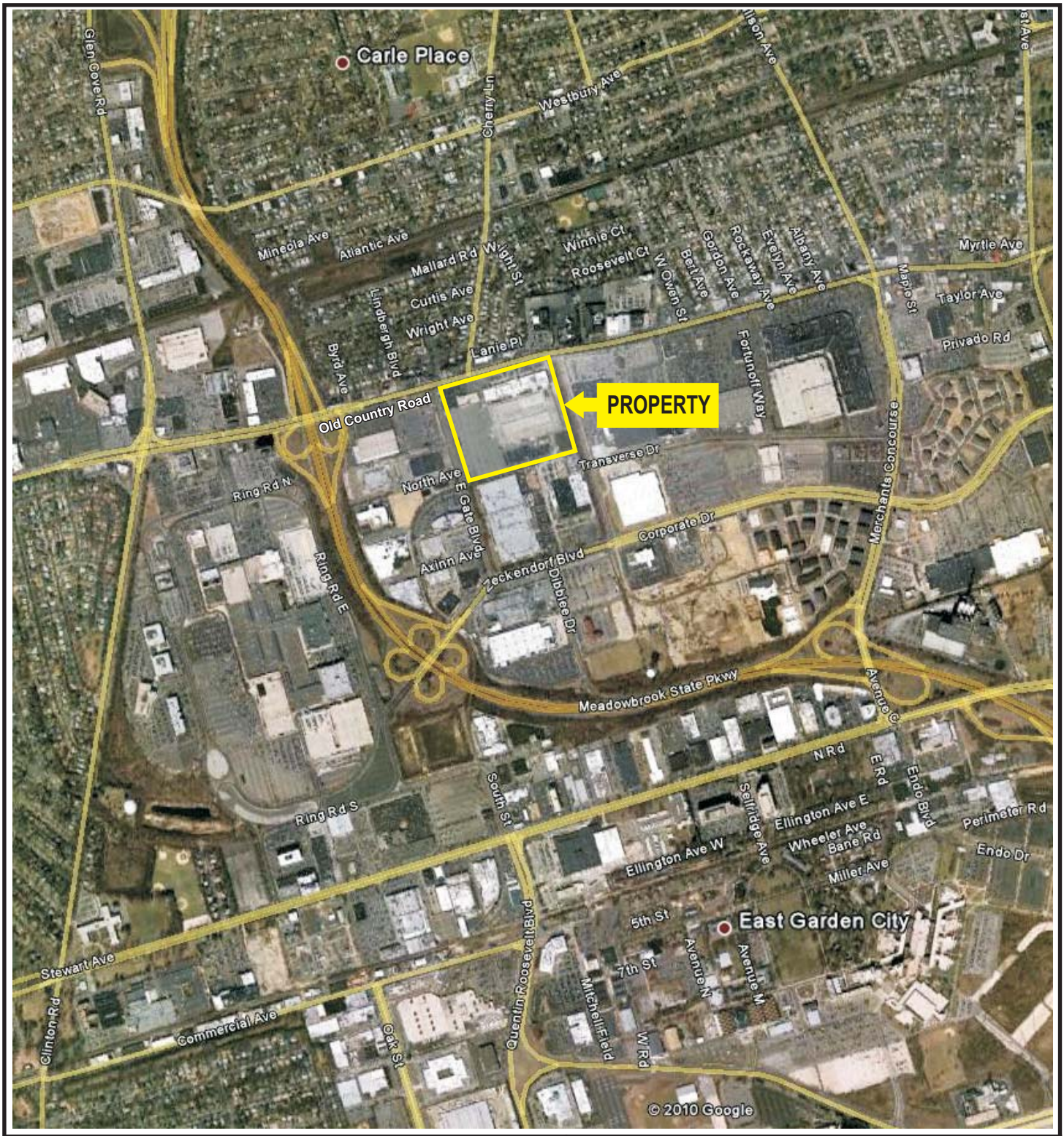
6. If a unrestricted soil cleanup levels and groundwater standards are not achieved an institutional control in the form of an environmental easement will be placed on the property that:

a. requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
b. allows the use and development of the controlled property for commercial and industrial uses as defined by Part 375-1.8(g), though land use is subject to local zoning laws;
c. restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the Department, NYSDOH or County DOH;
d. prohibits agriculture or vegetable gardens on the controlled property; and
e. requires compliance with the Department approved Site Management Plan.

7. If unrestricted use levels are not achieved, a Site Management Plan will be required for the contingent cleanup, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
Institutional Controls: The Environmental Easement discussed in Paragraph 6 above.
Engineering Controls: The cap discussed in Paragraph 5 and, as applicable, the mitigation systems discussed in Paragraph 4 above.
This plan includes, but may not be limited to:
i. an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
ii. descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
iii. provisions for the management and inspection of the identified engineering controls;
iv. maintaining site access controls and Department notification; and
v. the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan will be included to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to, monitoring for vapor intrusion for any buildings occupied or developed on the site, as may be required pursuant to item 4 above.



N

0 1000' 2000'

Title:

SITE LOCATION MAP

FORMER AVIS HEADQUARTERS PROPERTY
900 OLD COUNTRY ROAD
GARDEN CITY, NY 11530

Prepared for:

EQUITY ONE, INC.

ROUX ASSOCIATES, INC.
Environmental Consulting & Management

Compiled by: B.H.	Date: 08APR11	FIGURE
Prepared by: B.H.C.	Scale: AS SHOWN	1
Project Mgr.: C.W.	Project No.: 1924.0001Y000	
File: 1924.0001Y126.05.CDR		

\1924Y0001Y\126\1924.0001Y126.05.CDR

OLD COUNTRY ROAD

THOMASVILLE FURNITURE

AVIS BUILDING

CENDANT BUILDING

BUILDING A

BUILDING B

Retail A

Retail B

Retail C

Retail D

Retail E

Retail F

Retail G

Retail H

Retail I

STORAGE

MANUFACTURING

Underground Parking Garage

Proposed SSDS Installation

Metal Reductive Compound (MRC) Injection Points

Peroxide-Based Injection Points

Proposed SSDS Installation

Peroxide-Based Injection Points

PROPERTY BOUNDARY

TO NASSAU COUNTY RECHARGE BASIN

SEPTIC TANK

DW-21 DW-19 DW-20 DW-1 DW-2 DW-14 DW-16 DW-15 DW-22 DW-23 DW-24 DW-25 DW-26 DW-27 DW-28 DW-29 DW-30 DW-31 DW-32 DW-33 DW-34 DW-35 DW-36 DW-37 DW-38 DW-39 DW-40 DW-41 DW-42 DW-43 DW-44 DW-45 DW-46 DW-47 DW-48 DW-49 DW-50 DW-51 DW-52 DW-53 DW-54 DW-55 DW-56 DW-57 DW-58 DW-59 DW-60 DW-61 DW-62 DW-63 DW-64 DW-65 DW-66 DW-67 DW-68 DW-69 DW-70 DW-71 DW-72 DW-73 DW-74 DW-75 DW-76 DW-77 DW-78 DW-79 DW-80 DW-81 DW-82 DW-83 DW-84 DW-85 DW-86 DW-87 DW-88 DW-89 DW-90 DW-91 DW-92 DW-93 DW-94 DW-95 DW-96 DW-97 DW-98 DW-99 DW-100 DW-101 DW-102 DW-103 DW-104 DW-105 DW-106 DW-107 DW-108 DW-109 DW-110 DW-111 DW-112 DW-113 DW-114 DW-115 DW-116 DW-117 DW-118 DW-119 DW-120 DW-121 DW-122 DW-123 DW-124 DW-125 DW-126 DW-127 DW-128 DW-129 DW-130 DW-131 DW-132 DW-133 DW-134 DW-135 DW-136 DW-137 DW-138 DW-139 DW-140 DW-141 DW-142 DW-143 DW-144 DW-145 DW-146 DW-147 DW-148 DW-149 DW-150 DW-151 DW-152 DW-153 DW-154 DW-155 DW-156 DW-157 DW-158 DW-159 DW-160 DW-161 DW-162 DW-163 DW-164 DW-165 DW-166 DW-167 DW-168 DW-169 DW-170 DW-171 DW-172 DW-173 DW-174 DW-175 DW-176 DW-177 DW-178 DW-179 DW-180 DW-181 DW-182 DW-183 DW-184 DW-185 DW-186 DW-187 DW-188 DW-189 DW-190 DW-191 DW-192 DW-193 DW-194 DW-195 DW-196 DW-197 DW-198 DW-199 DW-200 DW-201 DW-202 DW-203 DW-204 DW-205 DW-206 DW-207 DW-208 DW-209 DW-210 DW-211 DW-212 DW-213 DW-214 DW-215 DW-216 DW-217 DW-218 DW-219 DW-220 DW-221 DW-222 DW-223 DW-224 DW-225 DW-226 DW-227 DW-228 DW-229 DW-230 DW-231 DW-232 DW-233 DW-234 DW-235 DW-236 DW-237 DW-238 DW-239 DW-240 DW-241 DW-242 DW-243 DW-244 DW-245 DW-246 DW-247 DW-248 DW-249 DW-250 DW-251 DW-252 DW-253 DW-254 DW-255 DW-256 DW-257 DW-258 DW-259 DW-260 DW-261 DW-262 DW-263 DW-264 DW-265 DW-266 DW-267 DW-268 DW-269 DW-270 DW-271 DW-272 DW-273 DW-274 DW-275 DW-276 DW-277 DW-278 DW-279 DW-280 DW-281 DW-282 DW-283 DW-284 DW-285 DW-286 DW-287 DW-288 DW-289 DW-290 DW-291 DW-292 DW-293 DW-294 DW-295 DW-296 DW-297 DW-298 DW-299 DW-300 DW-301 DW-302 DW-303 DW-304 DW-305 DW-306 DW-307 DW-308 DW-309 DW-310 DW-311 DW-312 DW-313 DW-314 DW-315 DW-316 DW-317 DW-318 DW-319 DW-320 DW-321 DW-322 DW-323 DW-324 DW-325 DW-326 DW-327 DW-328 DW-329 DW-330 DW-331 DW-332 DW-333 DW-334 DW-335 DW-336 DW-337 DW-338 DW-339 DW-340 DW-341 DW-342 DW-343 DW-344 DW-345 DW-346 DW-347 DW-348 DW-349 DW-350 DW-351 DW-352 DW-353 DW-354 DW-355 DW-356 DW-357 DW-358 DW-359 DW-360 DW-361 DW-362 DW-363 DW-364 DW-365 DW-366 DW-367 DW-368 DW-369 DW-370 DW-371 DW-372 DW-373 DW-374 DW-375 DW-376 DW-377 DW-378 DW-379 DW-380 DW-381 DW-382 DW-383 DW-384 DW-385 DW-386 DW-387 DW-388 DW-389 DW-390 DW-391 DW-392 DW-393 DW-394 DW-395 DW-396 DW-397 DW-398 DW-399 DW-400 DW-401 DW-402 DW-403 DW-404 DW-405 DW-406 DW-407 DW-408 DW-409 DW-410 DW-411 DW-412 DW-413 DW-414 DW-415 DW-416 DW-417 DW-418 DW-419 DW-420 DW-421 DW-422 DW-423 DW-424 DW-425 DW-426 DW-427 DW-428 DW-429 DW-430 DW-431 DW-432 DW-433 DW-434 DW-435 DW-436 DW-437 DW-438 DW-439 DW-440 DW-441 DW-442 DW-443 DW-444 DW-445 DW-446 DW-447 DW-448 DW-449 DW-450 DW-451 DW-452 DW-453 DW-454 DW-455 DW-456 DW-457 DW-458 DW-459 DW-460 DW-461 DW-462 DW-463 DW-464 DW-465 DW-466 DW-467 DW-468 DW-469 DW-470 DW-471 DW-472 DW-473 DW-474 DW-475 DW-476 DW-477 DW-478 DW-479 DW-480 DW-481 DW-482 DW-483 DW-484 DW-485 DW-486 DW-487 DW-488 DW-489 DW-490 DW-491 DW-492 DW-493 DW-494 DW-495 DW-496 DW-497 DW-498 DW-499 DW-500 DW-501 DW-502 DW-503 DW-504 DW-505 DW-506 DW-507 DW-508 DW-509 DW-510 DW-511 DW-512 DW-513 DW-514 DW-515 DW-516 DW-517 DW-518 DW-519 DW-520 DW-521 DW-522 DW-523 DW-524 DW-525 DW-526 DW-527 DW-528 DW-529 DW-530 DW-531 DW-532 DW-533 DW-534 DW-535 DW-536 DW-537 DW-538 DW-539 DW-540 DW-541 DW-542 DW-543 DW-544 DW-545 DW-546 DW-547 DW-548 DW-549 DW-550 DW-551 DW-552 DW-553 DW-554 DW-555 DW-556 DW-557 DW-558 DW-559 DW-560 DW-561 DW-562 DW-563 DW-564 DW-565 DW-566 DW-567 DW-568 DW-569 DW-570 DW-571 DW-572 DW-573 DW-574 DW-575 DW-576 DW-577 DW-578 DW-579 DW-580 DW-581 DW-582 DW-583 DW-584 DW-585 DW-586 DW-587 DW-588 DW-589 DW-590 DW-591 DW-592 DW-593 DW-594 DW-595 DW-596 DW-597 DW-598 DW-599 DW-600 DW-601 DW-602 DW-603 DW-604 DW-605 DW-606 DW-607 DW-608 DW-609 DW-610 DW-611 DW-612 DW-613 DW-614 DW-615 DW-616 DW-617 DW-618 DW-619 DW-620 DW-621 DW-622 DW-623 DW-624 DW-625 DW-626 DW-627 DW-628 DW-629 DW-630 DW-631 DW-632 DW-633 DW-634 DW-635 DW-636 DW-637 DW-638 DW-639 DW-640 DW-641 DW-642 DW-643 DW-644 DW-645 DW-646 DW-647 DW-648 DW-649 DW-650 DW-651 DW-652 DW-653 DW-654 DW-655 DW-656 DW-657 DW-658 DW-659 DW-660 DW-661 DW-662 DW-663 DW-664 DW-665 DW-666 DW-667 DW-668 DW-669 DW-670 DW-671 DW-672 DW-673 DW-674 DW-675 DW-676 DW-677 DW-678 DW-679 DW-680 DW-681 DW-682 DW-683 DW-684 DW-685 DW-686 DW-687 DW-688 DW-689 DW-690 DW-691 DW-692 DW-693 DW-694 DW-695 DW-696 DW-697 DW-698 DW-699 DW-700 DW-701 DW-702 DW-703 DW-704 DW-705 DW-706 DW-707 DW-708 DW-709 DW-710 DW-711 DW-712 DW-713 DW-714 DW-715 DW-716 DW-717 DW-718 DW-719 DW-720 DW-721 DW-722 DW-723 DW-724 DW-725 DW-726 DW-727 DW-728 DW-729 DW-730 DW-731 DW-732 DW-733 DW-734 DW-735 DW-736 DW-737 DW-738 DW-739 DW-740 DW-741 DW-742 DW-743 DW-744 DW-745 DW-746 DW-747 DW-748 DW-749 DW-750 DW-751 DW-752 DW-753 DW-754 DW-755 DW-756 DW-757 DW-758 DW-759 DW-760 DW-761 DW-762 DW-763 DW-764 DW-765 DW-766 DW-767 DW-768 DW-769 DW-770 DW-771 DW-772 DW-773 DW-774 DW-775 DW-776 DW-777 DW-778 DW-779 DW-780 DW-781 DW-782 DW-783 DW-784 DW-785 DW-786 DW-787 DW-788 DW-789 DW-790 DW-791 DW-792 DW-793 DW-794 DW-795 DW-796 DW-797 DW-798 DW-799 DW-800 DW-801 DW-802 DW-803 DW-804 DW-805 DW-806 DW-807 DW-808 DW-809 DW-810 DW-811 DW-812 DW-813 DW-814 DW-815 DW-816 DW-817 DW-818 DW-819 DW-820 DW-821 DW-822 DW-823 DW-824 DW-825 DW-826 DW-827 DW-828 DW-829 DW-830 DW-831 DW-832 DW-833 DW-834 DW-835 DW-836 DW-837 DW-838 DW-839 DW-840 DW-841 DW-842 DW-843 DW-844 DW-845 DW-846 DW-847 DW-848 DW-849 DW-850 DW-851 DW-852 DW-853 DW-854 DW-855 DW-856 DW-857 DW-858 DW-859 DW-860 DW-861 DW-862 DW-863 DW-864 DW-865 DW-866 DW-867 DW-868 DW-869 DW-870 DW-871 DW-872 DW-873 DW-874 DW-875 DW-876 DW-877 DW-878 DW-879 DW-880 DW-881 DW-882 DW-883 DW-884 DW-885 DW-886 DW-887 DW-888 DW-889 DW-890 DW-891 DW-892 DW-893 DW-894 DW-895 DW-896 DW-897 DW-898 DW-899 DW-900 DW-901 DW-902 DW-903 DW-904 DW-905 DW-906 DW-907 DW-908 DW-909 DW-910 DW-911 DW-912 DW-913 DW-914 DW-915 DW-916 DW-917 DW-918 DW-919 DW-920 DW-921 DW-922 DW-923 DW-924 DW-925 DW-926 DW-927 DW-928 DW-929 DW-930 DW-931 DW-932 DW-933 DW-934 DW-935 DW-936 DW-937 DW-938 DW-939 DW-940 DW-941 DW-942 DW-943 DW-944 DW-945 DW-946 DW-947 DW-948 DW-949 DW-950 DW-951 DW-952 DW-953 DW-954 DW-955 DW-956 DW-957 DW-958 DW-959 DW-960 DW-961 DW-962 DW-963 DW-964 DW-965 DW-966 DW-967 DW-968 DW-969 DW-970 DW-971 DW-972 DW-973 DW-974 DW-975 DW-976 DW-977 DW-978 DW-979 DW-980 DW-981 DW-982 DW-983 DW-984 DW-985 DW-986 DW-987 DW-988 DW-989 DW-990 DW-991 DW-992 DW-993 DW-994 DW-995 DW-996 DW-997 DW-998 DW-999 DW-1000

MW-6 MW-19 MW-20 MW-1 MW-15 MW-2 MW-3 B-1 MW-4 B-2 MW-5 MW-18 B-15 MW-7 MW-8 MW-9 MW-9A MW-10 MW-11 MW-12 MW-12A MW-13 MW-14 MW-16 MW-17 MW-17A

LP-1 LP-2 LP-3 LP-4 LP-5 LP-6 LP-7 LP-8 LP-10 LP-12 LP-14 LP-16 LP-18 LP-20 LP-23 LP-24 LP-25 LP-26 LP-27 LP-29

CB-3 CB-4 CB-5 CB-6 CB-7 CB-8 CB-10 CB-12 CB-17 CB-18

LEGEND

- MW-20 — MONITORING WELL INSTALLED BY ROUX ASSOCIATES
- MW-8 — EXISTING MONITORING WELL
- LP-25 — LEACH POOL
- CB-3 — CATCH BASIN
- DW-1 — DRY WELL
- PROPOSED TEMPORARY INJECTION POINT
- SUB SLAB VAPOR MONITORING POINT
- FUTURE BUILDING FOOT PRINT
- PROPOSED AREA FOR SUB SLAB DEPRESSURIZATION SYSTEM
- LIMITS OF EXCAVATION

N

100' 0 100'

Title:

REMEDIAL ACTION WORK PLAN ELEMENTS

FORMER AVIS HEADQUARTERS PROPERTY
900 OLD COUNTRY ROAD
GARDEN CITY, NY 11530

Prepared For:

EQUITY ONE, INC.

ROUX ASSOCIATES, INC.
Environmental Consulting and Management

Compiled by: W.M.	Date: 29JUL11	FIGURE
Prepared by: B.H.C.	Scale: AS SHOWN	2
Project Mgr: C.W.	Project: 1942.0001Y	
File: 1924.0001Y141.01.DWG		

V:\CAD\PROJECTS\1924Y\0001Y\141\1924.0001Y141.01.DWG