



**New York State Department of Environmental Conservation**

## **Brownfield Cleanup Program**

# **Citizen Participation Plan** for **BCA & Associates, LLC**

486 Sunrise Highway  
Rockville Centre, New York 11570  
Site No. C130220

March 2016

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**Note:** The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the Site investigation and cleanup process.

## List of Acronyms

ACT	Advanced Cleanup Technologies, Inc.
BCA	BCA & Associates, LLC
BCP	Brownfield Cleanup Program
COC	Certificate of Completion
CP	Citizen Participation
DER	Division of Environmental Remediation
ENB	Environmental Notice Bulletin
ESA	Environmental Site Assessment
FER	Final Engineering Report
FRI	Focused Remedial Investigation
GEI	GEI Consultants, Inc., P.C.
GPR	Ground Penetrating Radar
IRM	Interim Remedial Measure
NYSDEP	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
PCE	Tetrachloroethylene
PDIWP	Pre-Design Investigative Work Plan
Preferred	Preferred Environmental Services
QHHEA	Qualitative Human Health Exposure Assessment
RAA	Remedial Alternatives Analysis
RECs	Recognized Environmental Conditions
RI	Remedial Investigation
RIWP	Remedial Investigation Work Plan
RWP	Remedial Work Plan
SMP	Site Management Plan
SSDS	Sub-Slab Depressurization System
TAG	Technical Assistance Grant
TCE	Trichloroethylene
TPH	Total Petroleum Hydrocarbons
µg/L	microgram per liter
µg/m <sup>3</sup>	micrograms per cubic meter
UUSCOs	Unrestricted Use Soil Cleanup Objectives
USEPA	United States Environmental Protection Agency
USTs	Underground Storage Tanks
VOCs	Volatile Organic Compounds

Applicant: **BCA & Associates, LLC**  
Site Name: **486 Sunrise Highway, Rockville Centre**  
Site County: **Nassau**  
Site Number: **C130220**

## **1. What is New York’s Brownfield Cleanup Program?**

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants that conduct brownfield Site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at: <http://www.dec.ny.gov/chemical/8450.html>.

## **2. Citizen Participation Activities**

### *Why NYSDEC Involves the Public and Why It Is Important*

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated Sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision-makers form or adopt final positions.

Involving citizens affected and interested in Site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective Site investigation and cleanup programs that protect public health and the environment;
- Improving public access to, and understanding of, issues and information related to a particular Site and that Site's investigation and cleanup process;
- Providing citizens with early and continuing opportunities to participate in NYSDEC's Site investigation and cleanup process;
- Ensuring that NYSDEC makes Site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; and
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of Site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the Site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

CP activities will be conducted in accordance with all applicable Codes, Rules, Regulations, Policies and Guidance's for CP Plans including NYSDEC's document titled "DER-23/Citizen Participation Handbook for Remedial Programs," dated January, 2010.

### *Goals and Objectives of the Citizen Participation Program*

To facilitate the remedial process and enable citizens to participate in decisions that affect their health, environment, and social well-being, opportunities for citizen involvement should be

provided and early two-way communication with citizens should be encouraged before decision makers form or adopt final positions.

DER defines CP in relation to its remedial programs as:

A program of activities that provides opportunities for citizens to participate early and in an ongoing way in the decision-making process for the remediation of contaminated sites. The CP program promotes communication among people affected by or interested in contaminated sites, DEC, and parties responsible for their investigation and remediation.

DER's CP program includes the following goals:

- Promote the development of timely, effective site remedial programs that protect public health and the environment.
- Enhance the public's access to, and understanding of, issues and information related to a site and that site's remedial process.
- Provide citizens with early and continuing opportunities to participate in DER's site remedial process and timely notice of such opportunities.
- Ensure that DER staff make site remedial decisions after considering the input and concerns of the affected and interested community.

To accomplish these goals, DER plans and conducts CP activities to achieve the following objectives:

- Provide a process for the affected and interested public to become well informed about site issues and information and to effectively participate in the decision making process for site remedial actions.
- Foster meaningful public participation that reflects the diversity of interests and perspectives found within the community.
- Solicit public comments at formal milestones, and encourage public input at any time during the site remedial process.
- Encourage dialogue to promote the exchange of information among the affected and interested public, governmental agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.
- Provide timely and courteous responses to citizen requests and concerns.
- Inform the public, gather informed public input, and minimize needless delays caused by uncertainty or lack of information.

### *Project Contacts*

**Appendix A** identifies NYSDEC project contact(s) to whom the public should address questions or request information about the Site's investigation and cleanup program. The public's

suggestions about this CP Plan and the CP program for the Site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

### *Locations of Reports and Information*

The locations of the reports and information related to the Site's investigation and cleanup program also are identified in **Appendix A**. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC website. If this occurs, NYSDEC will inform the public in fact sheets distributed about the Site and by other means, as appropriate.

### *Site Contact List*

**Appendix B** contains the Site contact list. This list has been developed to keep the community informed about, and involved in, the Site's investigation and cleanup process. The Site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the Site (such as fieldwork), as well as availability of project documents and announcements about public comment periods. The Site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town, and village in which the Site is located;
- Residents, owners, and occupants of the Site and properties adjacent to the Site;
- The public water supplier which services the area in which the Site is located;
- Any person who has requested to be placed on the Site contact list;
- The administrator of any school or daycare facility located on or near the Site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

The Site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the Site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in **Appendix A**. Other additions to the Site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

### *CP Activities*

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the Site's investigation and cleanup program. The flowchart in **Appendix D** shows how these CP activities integrate with the Site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site’s investigation and cleanup.

The public is encouraged to contact project staff at any time during the Site investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in **Section 3** or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the Site contact list and changes in planned citizen participation activities.

*Technical Assistance Grant*

NYSDEC must determine if the Site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the Site, as described in **Section 5**.

If the Site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the Site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the Site, and that its members’ health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the Site.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>.

Note: The table identifying the citizen participation activities related to the Site’s investigation and cleanup program follows:

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare Site contact list</li> <li>• Establish document repositories</li> </ul>	At time of preparation of application to participate in the BCP.



<b>Citizen Participation Requirements (Activities)</b>	<b>Timing of CP Activity(ies)</b>
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to Site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the Site contact list should be provided to the public at the same time.
<b>After Execution of Brownfield Site Cleanup Agreement:</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to Site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 30-day public comment period</li> </ul>	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to Site contact list that describes RI results and significant threat determination.</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to Site contact list about proposed RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to Site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	

<b>Citizen Participation Requirements (Activities)</b>	<b>Timing of CP Activity(ies)</b>
<ul style="list-style-type: none"><li>• Distribute fact sheet to Site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report</li><li>• Distribute fact sheet to Site contact list announcing issuance of Certificate of Completion (COC)</li></ul>	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC.

### **3. Major Issues of Public Concern**

The Site does not currently contain any major issues of public concern. The investigation findings yielded no significant impacts above applicable standards as a result of the dry cleaning associated chemicals in subsurface soils and groundwater. Impacts to subsurface soil vapor beneath the onsite building were identified; however, the results of the indoor air sampling from within the onsite building were all within the applicable regulatory criteria at the time of sampling. Based on the current data, the indoor air impacts do not pose a significant threat for exposure to building occupants and there is no threat to offsite residences.

Major issues of public concern may be identified during the course of the Site's investigation and cleanup process. Currently, additional investigation of onsite soil in the area of suspected underground storage tanks (USTs) is planned. The additional investigation will help determine if any soil excavation is necessary.

The Site remediation will be carried out by professionals experienced in performing similar activities. All Site work will be conducted under a Site-wide Health and Safety Plan. Ground intrusive Site work conducted outside of the building will be performed under a Community Air Monitoring Program approved by the NYSDEC and the New York State Department of Health (NYSDOH). Exterior Site remediation, if necessary, will be conducted over limited time duration and during normal business hours. If excavation is necessary, it will likely be limited in nature so traffic is not expected to be significantly impacted. All soil excavations, if necessary will be secured to reduce the risk of injury and the potential exposures.

## 4. Site Information

### Site Description

BCA & Associates, LLC (BCA) is the owner of the site known as 486 Sunrise Highway, Rockville Centre (the Site), which is located at 484-486 Sunrise Highway in Rockville Centre, New York. The Site consists of a two-story commercial office building containing six offices or suites on the first floor including a storage area and janitor's closet, offices on the second floor, and a parking lot in the rear of the property along Ongley Street. The current occupants of the first floor of the building include a print shop, a law office, a bakery, and a customs broker/freight forwarding office. Two of the suites are unoccupied. The building footprint encompasses approximately 16,000 square feet. The Site location map is provided in **Appendix C**.

Reported historical uses that may have impacted the environmental quality of the Site include a dry cleaner, cabinet shop, photo shop, and machine shop. In addition, a tire repair and auto shop was located immediately adjacent to the Site. All of these historical uses are no longer at the Site or the adjacent property.

Current adjacent and nearby property uses are described as follows:

- Commercial property (Public Storage, Inc.) located immediately adjacent to the north of a portion of the property and to the west.
- Commercial property (Swim and Scuba Long Island) located to the east.
- Sunrise Highway and the Long Island Railroad to the north.
- Residential properties to the south.

### Previous Site Assessments and Investigations

Several previous investigations have been conducted at the Site. These include:

- Phase I Environmental Site Assessment (ESA), Advanced Cleanup Technologies, Inc. (ACT), January 2011
- Phase II ESA, ACT, February 2011
- Phase IIB ESA, ACT, March 2011
- Passive Soil Gas Survey & Source Area Investigation, Preferred Environmental Services (Preferred), January 2014

- Phase II Investigation, GEI Consultants, Inc., P.C. (May 2015)

### ACT Phase I ESA

The Phase I ESA conducted by ACT in January 2011 identified two relevant recognized environmental conditions (RECs):

- The historical use of the Site as a machine shop, photo lab, cabinet shop and dry cleaner
- A UST was present on the Site that was no longer in service and had been abandoned in place

### ACT Phase II and Phase IIB ESAs

The Phase II ESA conducted by ACT in January and February 2011 consisted of a ground penetrating radar (GPR) survey of the parking lot area and the sidewalk along Ongley Street, a soil quality investigation in the area where USTs were suspected of being present, a groundwater quality investigation near the downgradient side of the Site and in the vicinity of the suspected USTs, as well as a soil vapor intrusion investigation within the building. The Phase IIB ESA consisted of the collection and analysis of additional soil vapor and indoor air samples, as well as one additional groundwater sample.

The ACT studies determined the following: Two soil borings were advanced in the area where the out of service UST was located. No visual or olfactory evidence of contamination was identified. Samples from the borings were analyzed for VOCs. No detections were identified.

Five temporary wells (TW-01 through TW-05) were installed at the Site to intersect the groundwater table. Samples from these temporary wells were analyzed for VOCs. PCE was detected in temporary wells TW-01 and TW-03 at concentrations of 1 microgram per liter ( $\mu\text{g/L}$ ), which is below its groundwater standard.

Five soil vapor samples and five indoor air samples were collected as part of the investigations and analyzed for United State Environmental Protection Agency (USEPA) TO-15 analysis. None of the indoor air sample concentrations were above NYSDOH Guidance air guideline values. However, trichloroethylene (TCE) concentrations in soil vapor samples, SV-04 and SV-05 fell within the mitigation range of the NYSDOH Guidance. In addition, the combination of the TCE concentrations in soil vapor sample SV-02 and indoor air sample IA-02 fell within the mitigation range of the NYSDOH Guidance. Tetrachloroethylene (PCE) concentrations in soil vapor samples SV-04 and SV-05 also fell within the mitigation range. The highest detections of TCE and PCE in soil vapor were identified in the samples taken from the central portion of the building beneath the storage area where concentrations of 5,212 micrograms per cubic meter ( $\mu\text{g/m}^3$ ) and 3,935  $\mu\text{g/m}^3$ , respectively, were detected in SV-04.

### Preferred Passive Soil Gas Survey & Source Area Investigation

Preferred's January 2014 passive soil gas survey investigation consisted of 24 sampling points located within and outside the building. The soil gas probes were installed between 20 and 36 inches below the surface finishes. The samplers were left in place for seven days, were then retrieved and analyzed for VOCs and total petroleum hydrocarbons (TPH).

Seven of the soil vapor samples had TCE and one sample had PCE that fall within the mitigation range in the NYSDOH Guidance. The highest concentrations of TCE and PCE were identified within the soil below the storage area with concentrations of  $1,200 \mu\text{g}/\text{m}^3$  and  $1,900 \mu\text{g}/\text{m}^3$ , respectively. The area in which these concentrations were detected was generally similar to that identified during ACT's investigations, although Preferred did detect lower concentrations than ACT.

The passive samples were also analyzed for total petroleum hydrocarbons (TPH). TPH concentrations ranged to  $6,390 \mu\text{g}/\text{m}^3$  in sample PSG-8, located along the northwest side of the building. This area is located immediately downgradient and adjacent to an offsite former tire repair and auto shop, suggesting an upgradient source of petroleum hydrocarbons may be present.

### GEI Phase II Investigation

The key elements of the GEI's Phase II investigation included the following: Site Visit and Evaluation; Geophysical Investigation; Drain Investigation; Soil Vapor Intrusion Investigation; Soil Borings (Interior); Temporary Groundwater Monitoring Well Installations; Temporary Well Survey; and Groundwater Vertical Profiles and Temporary Well Sampling.

The results of the Phase II investigation and previous investigations indicate the presence of PCE, the primary compound of concern associated with dry cleaner Sites, in onsite soil vapor, and to a limited extent in groundwater. TCE, another compound of concern at the Site, was detected in soil vapor and at low levels in groundwater. Detections above applicable standards or guidelines at the time of investigation were limited to soil vapor collected from beneath the building slab. Soil concentrations of PCE and TCE, where detected, were below the NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs).

Since the groundwater quality has not been impacted, the presence of PCE and TCE in some of the soil vapor samples taken under the Site building may indicate that a shallow source could be present in a small area of the vadose zone beneath the building. However, that has yet to be confirmed.

A Qualitative Human Health Exposure Assessment (QHHEA) was prepared in accordance with NYSDEC DER-10. The QHHEA identified the potential for human exposure to soil vapor

(through inhalation of vapors within the onsite building). The data from this Phase II investigation determined that groundwater and soil concentrations are below applicable standards; therefore, exposure to these media is not a concern. The results of this Phase II investigation and previous investigations demonstrate there are no current complete exposure pathways. The potential for a complete exposure pathway to soil vapor for onsite receptors remains due to the concentrations of PCE and TCE in sub-slab soil vapor. Indoor air concentrations were within regulatory guidelines at the time of sampling.

### **Nature and Extent of Contamination**

As stated above, detections above applicable standards or guidelines were limited to soil vapor collected from beneath the building slab. The detections above regulatory guidelines included TCE and PCE, ranging to 17,726  $\mu\text{g}/\text{m}^3$  and 12,000  $\mu\text{g}/\text{m}^3$ , respectively. Overall, the concentration of either TCE and/or PCE in 18 of the 43 soil vapor samples collected fell within the NYSDOH mitigation range. Indoor air concentrations within the building were all relatively low, remaining within established regulatory air guidelines at the time of sampling.

## 5. Investigation and Cleanup Process

### *Application*

BCA has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that BCA's ownership or operation of the Site took place after the discharge or disposal of contaminants and it is not responsible for the disposal or discharge of the contaminants that apparently took place. BCA, as the Volunteer, will fully characterize the nature and extent of contamination onsite, and conduct a qualitative exposure assessment, a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants at the Site.

BCA in its Application noted that the Site will continue to be used for commercial purposes.

To achieve this goal, BCA will conduct a pre-design investigation and/or cleanup activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and BCA sets forth the responsibilities of each party in conducting these activities at the Site.

### *Investigation*

Prior to entering into a BCP agreement, BCA conducted multiple investigations at the Site. These investigations are explained in further detail in **Section 4**.

Additionally, BCA has prepared a Remedial Investigation Work Plan (RIWP) for the Site. This investigation will be conducted under NYSDEC oversight. The selected remedy, will be based on a Focused Remedial Investigation (FRI) to address any data gaps in the previous investigation in accordance with NYSDEC's approved FRIWP and a completed Remedial Action Alternatives (RAA). The RAA includes the installation of a sub-slab depressurization system (SSDS) to mitigate impacted sub-slab vapors. The remedy may also include the removal of USTs and impacted soil, if applicable. Following the RI, BCA will develop an IRM Work Plan, which is subject to public comment.

The RI has several goals:

- 1) Define the nature and extent of contamination in soil related to identified underground storage tanks (USTs) onsite;
- 2) Provide information to support the development of the proposed remedy to address the soil vapor contamination or the determination that cleanup is not necessary.

The RI will be conducted in accordance with the following NYSDEC documents, as appropriate:

- DER-10 – Technical Guidance for Site Investigation and Remediation (May 2010)
- CP-51 – Soil Cleanup Guidance (October 2010)
- 6 NYCRR Part 375 – Environmental Remediation Programs (December 2006)



When the RI is complete, BCA will prepare and submit an IRM Work Plan that summarizes the result and details the selected remedy. The IRM Work Plan is subject to review and approval by NYSDEC.

## **Remedial Investigation Scope of Work**

### ***Soil Borings***

The remedial investigation will involve a minimum of twelve soil borings in the vicinity of identified USTs or anomalies (as identified during a geophysical survey), utilizing direct-push drilling technology. Soil samples will be collected from each of the borings and each sample will be inspected for environmental impacts (e.g., staining and odor) and screened for the presence of volatile organic vapors. One sample will be collected from the worst-case interval around each UST or anomaly for laboratory analysis from each soil boring at depths based on field screening results. Soil samples will be analyzed for NYSDEC CP-51 Table 2 and 3 parameters.

Should impacts be identified during field screening, additional borings may be advanced to delineate the impacts.

### ***SSDS Pilot Test***

A pilot test will be implemented prior to installation of the full-scale SSDS to provide necessary design information. The purpose of the pilot test is to evaluate the air flow at various locations beneath the floor slab, and determine the air flow and applied vacuum necessary to achieve a negative pressure gradient relative to the indoor air.

### ***Remedy Selection***

The investigation at the Site has been largely completed. NYSDEC will use the information in the previous reports to determine if the Site poses a significant threat to public health or the environment. If the Site is a significant threat, it must be cleaned up using a remedy selected by NYSDEC. If the Site does not pose a significant threat, BCA may select the remedy from the approved analysis of alternatives.

BCA has performed an RAA which is included in the RIWP. Based on the previously completed investigations and the completed RAA, the remedy is proposed for completion as an IRM. Upon approval and completion of the RI, an IRM Work Plan will be developed. The IRM Work Plan will be subject to public comment.

### ***Cleanup Action***

NYSDEC will consider public comments and provide required changes to the IRM cleanup action selection to BCA. BCA will revise the plan as needed and submit to NYSDEC for review and approval. The NYSDOH must also concur with the proposed remedy. It is anticipated that the IRM will be the final remedy at the BCA Site, subject to NYSDEC and NYSDOH approval.

BCA will then design and implement the IRM. NYSDEC and NYSDOH oversee the IRM implementation. When BCA completes cleanup activities, it will prepare a Construction Completion Report detailing the completed activities.

Upon completion of the remedy, BCA will develop a Final Engineering Report (FER) that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the Site.

#### *Certificate of Completion*

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC then will issue a COC to BCA. The COC will state that the cleanup goals have been achieved, and relieves BCA from future liability for Site-related contamination, subject to certain conditions.

#### *Site Management*

Site management is the last phase of the Site cleanup program. This phase begins when the COC is issued. Site management would be conducted by BCA under NYSDEC oversight, if contamination will remain in place. The Site Management Plan (SMP) incorporates institutional and engineering controls required to ensure that the remedy implemented for the Site remains protective of public health and the environment.

An institutional control is a non-physical restriction on the use of the Site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the Site suitable for some, but not all uses.

An engineering control is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy. Site management continues until NYSDEC determines that it is no longer needed.

## **Appendix A**

### **Project Contacts and Locations of Reports and Information**

#### **Project Contacts**

For information about the Site investigation and cleanup program, the public may contact any of the following project staff:

#### New York State Department of Environmental Conservation (NYSDEC)

Jahan Reza  
Project Manager  
NYS Department of Environmental  
Conservation (DEC)  
Region One  
50 Circle Road, Stony Brook, NY 11790  
Phone: 631-444-0242

Citizen Participation Specialist  
William Fonda  
NYSDEC Region 1  
50 Circle Road  
Stony, Brook, New York 11790  
Phone: 631-444-0350

#### New York State Department of Health (NYSDOH)

Brad Wenskoski  
Project Manager  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza - Corning Tower Room 1787  
Albany, NY 12237  
Phone: (518) 402-7860

#### **Locations of Reports and Information**

The facilities identified below are being used to provide the public with convenient access to important project documents:

Rockville Centre Public Library  
221 North Village Avenue  
7 Library Lane  
Rockville Centre, NY 11570  
Attn: Catherine Overton  
Phone: 516-766-6257

NYSDEC Region 1  
50 Circle Road  
Stony Brook, NY 11790  
Attn: Jahan Reza  
Hours: 8:30 am to 4:45 pm  
By appointment  
Phone: 631-444-0350

## **Appendix B Site Contact List**

### **Add contacts from list in public notice**

#### **Tenants**

Minuteman Press  
486 Sunrise Highway  
Rockville Centre, NY 11570

The Flour Shoppe  
486 Sunrise Highway  
Rockville Centre, NY 11570

Paul Vesnaver, Esq.  
486 Sunrise Highway  
Rockville Centre, NY 11570

DH Enterprise and Associates Inc.  
486 Sunrise Highway  
Rockville Centre, NY 11570

PL Engineering P.C.  
486 Sunrise Highway  
Rockville Centre, NY 11570

Rising Tide Engineering  
486 Sunrise Highway  
Rockville Centre, NY 11570

Jagro Air Services  
486 Sunrise Highway  
Rockville Centre, NY 11570

Vidulich & Associates, Ltd.  
486 Sunrise Highway  
Rockville Centre, NY 11570

## **Municipal Contacts**

Hon. Francis K. Murray, Mayor  
Village of Rockville Centre  
PO Box 950  
Rockville Centre, NY 11571-0950

Hon. Donna Joyce, Chair of Planning Board  
Village of Rockville Centre  
PO Box 950  
Rockville Centre, NY 11571-0950

Hon. Anthony Santino, Supervisor  
Town of Hempstead  
Town Hall  
One Washington Street  
Hempstead, NY 11550

Hon. George Bakich, Commissioner  
Town of Hempstead  
Department of Planning & Economic Development  
200 North Franklin Street, First Floor  
Hempstead, NY 11550

Hon. Edward Mangano, County Executive  
County of Nassau  
1550 Franklin Avenue  
Mineola, NY 11501

Hon. Jeffrey Greenfield, Chair  
Nassau County Planning Commission  
1194 Prospect Avenue  
Westbury, NY 11590-2723

## **Adjacent Property Owner Occupant List**

Public Storage, Inc.  
482 Sunrise Highway  
Rockville Centre, NY 11570

Public Storage, Inc.  
PO Box 25050  
Glendale, CA 91221-5050

Swim and Scuba Long Island  
490 Sunrise Highway  
Rockville Centre, NY 11570

Joseph and Jennifer Nuzzi  
46 Ongley Street  
Rockville Centre, NY 11570

Gustavo Barrera  
24 Oak Street  
Rockville Centre, NY 11570

Theresa Kahan  
25 Oak Street  
Rockville Centre, NY 11570

Ann Carillo, Vito Carillo and Crescenzo Carillo  
60 Ongley Street  
Rockville Centre, NY 11570

Anthony Santamaria  
64 Ongley Street  
Rockville Centre, NY 11570

**Other Contacts**

New York State Senate District # 9  
55 Front Street  
Rockville Centre, NY 11570

New York State Assemblyman Todd D. Kaminsky  
20 West Park Avenue, Room 301  
Long Beach, NY 11561

Nassau County Legislator Laura Curran  
Nassau County Legislature  
1550 Franklin Avenue  
Mineola, NY 11501

Nassau County Legislator Howard J. Kopel  
Nassau Legislature  
1550 Franklin Avenue  
Mineola, NY 11501

Dr. Phyllis S. Harrington  
Superintendent of Schools  
Oceanside Public School Districts  
145 Merle Avenue  
Oceanside, NY 11572

Alex Costello  
Rockville Centre Herald  
Richner Communications  
2 Endo Boulevard  
Garden City, NY 11530

Barbara Rubin-Perry  
Oceanside Herald  
Richner Communications  
2 Endo Boulevard  
Garden City, NY 11530

Newsday  
235 Pinelawn Road  
Melville, NY 11747

Rockville Centre Water Department  
142 Maple Avenue  
Rockville Centre, NY 11570

Ms. Diane Provvido, School Principal  
Oceanside School #5  
2440 North Oceanside Road  
Oceanside, NY 11572

Toni Madorma  
Pumpkin Patch Creative Preschool  
2701 Oceanside Road  
Oceanside, NY 11572

Rockville Centre Public Library  
221 North Village Avenue  
Rockville Centre, NY 11570



## **Appendix C Site Location Information**

## Appendix D– Brownfield Cleanup Program Process

