



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C130225/>

<https://www.dec.ny.gov/data/DecDocs/V00244/>

and at these location(s):

Document Repository Name

Station Library
26 Great Neck Road
Great Neck, NY 11021
(516) 446-8055 ext. 233, 235 or 235

Bill Fonda
Public Participation Specialist
NYSDEC Region 1
SUNY @ Stony Brook
50 Circle Drive
Stony Brook, NY 11790-3409
(631) 444-0350

Who to Contact

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

Project-Related Questions

Joseph Jones, Project Manager
NYSDEC
625 Broadway, 12th floor
Albany, NY 12233-7015
(518) 402-9613
Joseph.jones@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Center for Environmental Health
Corning tower, Rm 1787
Albany, NY 12237
(518) 473-4671
BEEI@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Former Imperial Cleaners
218 Lakeville Road.
Lake Success, NY 11020

May 2022

SITE No. C130225
NYSDEC REGION 1

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former Imperial Cleaners site ("site") located at 218 Lakeville Road, Lake Success, Nassau County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on contamination of on-site soils and groundwater with Volatile Organic Compounds (VOCs). To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Work Plan (RWP)" for 45 days, from **May 11 through June 27, 2022**.

- Access the RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C130225/>
- This site was previously investigated under the Voluntary Cleanup Program (VCP). Project documents related to investigative work conducted under the VCP may be found at: <https://www.dec.ny.gov/data/DecDocs/V00244/>
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Commercial Use remedy consists of:

- Removal and off-site disposal of VOC-impacted soils from two drywell structures located near the south-west corner of the site;
- Excavation and disposal of VOC-impacted soils from beneath the basement floor slab of the on-site building;
- Removal and off-site disposal at a NYSDEC approved disposal facility; of approximately 75 cubic yards of contaminated soil
- Collection and analysis of confirmatory samples taken from the excavated areas to document removal of contaminated soil required to meet the remedial objectives;
- Importation of clean material (sand and/or gravel) that meets the established Soil Cleanup Objectives for use as backfill;
- Implementation of a Health and Safety Plan and an Air Monitoring Plan during all ground intrusive activities;

BROWNFIELD CLEANUP PROGRAM

- Installation of a sub-slab depressurization system (SSDS) in the on-site building to protect building occupants from potential exposure to VOCs from soil vapor intrusion (SVI) of VOCs into the indoor air;
- Installation of an air sparge/soil vapor extraction system to enhance VOC removal from perched groundwater and soil at the site;
- Development of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper future use of the site.

The proposed remedy was developed by 218 Lakeville Acquisition LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted prior to the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The 0.328-acre site is located on the west side of Lakeville Road between University Road and Northern Boulevard and is identified as Block 106, Lot 234 on the Nassau County Tax map, Section 2. The site is occupied by an approximately 4,250 square foot, one-story commercial building, with four current tenants. The building has a full basement comprised of concrete block walls and a poured concrete floor slab. The remainder of the site is paved asphalt parking. Residential properties are located directly west of the site, and commercial parcels adjoin the site to the north, northwest and south. Past tenants include the former Imperial Cleaners which operated as a dry cleaner prior to 1996. The site will be remediated to achieve Brownfield

Cleanup Track 4 standards, which includes contaminant source removal and treatment, sufficient for commercial use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C130225) at:

<https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Prior investigation and remediation work was conducted under the Voluntary Cleanup Program (Site No. V00244). Investigations conducted under the Brownfield Cleanup Program indicate that site-related VOC contamination remains in on-site soil and groundwater and actions are necessary to remediate the contamination. An SVI evaluation was conducted on-site and at neighboring off-site properties which determined that the on-site building and several off-site structures require the installation of SSDSs to address potential exposures to occupants.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

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

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location





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Contact: Joseph Jones, 518-402-9613, joseph.jones@dec.ny.gov