

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

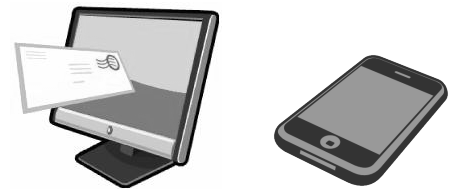
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

281-301 Warner Ave LLC  
281-301 Warner Ave  
Roslyn, New York 11576

**SITE No. C130238**  
**NYSDEC REGION 1**

**December 2023**

### Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/C130238/>

### Document Repository Name

The Bryant Library  
2 Paper Mill Road  
Roslyn, NY 11576  
(516) 621-2240

### Who to Contact

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

### Project-Related Questions

Robert Bellotti, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12237  
(518) 402-2230  
[Robert.Bellotti@dec.ny.gov](mailto:Robert.Bellotti@dec.ny.gov)

### Project-Related Health Questions

Johnathan Robinson  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7881  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

**For more information about New York's Brownfield Cleanup Program, visit:**

[www.dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield](http://www.dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield)

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 281-301 Warner Ave site ("site") located at 281-301 Warner Avenue, Roslyn, Nassau County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Warner Ave LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C130238/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation and off-site disposal of about 4,000 cubic yards of impacted soil exceeding the Unrestricted Use soil cleanup objectives, the site-specific cleanup criteria. Clean fill was and will be brought in to replace the excavated soil and to establish the design grades at the site.
- Collecting and analyzing post remedial soil samples to evaluate the effectiveness of the remedy;
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs), (2) monitoring, (3) operation and maintenance, and (4) reporting;
- An Environmental Easement will be recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP; and
- Completion of a post-excavation soil vapor intrusion (SVI) investigation. A soil vapor monitoring/mitigation contingency plan will be implemented consistent with the New York State Department

# BROWNFIELD CLEANUP PROGRAM

of Health (NYSDOH) requirements to address any SVI concerns, if necessary.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

**Site Description:** The 281-301 Warner Ave LLC site is a 0.85-acre site located in a suburban area. The site is located just north of Long Island Rail Road (LIRR) parking lot, and in the northwest corner of the intersection of Warner Ave. and Railroad Ave in the Village of Roslyn, Town of North Hempstead, Nassau County.

The site is built into the hillside and is being redeveloped into both commercial and residential uses. Residential units will be situated on the upper floors above commercial storefronts along Warner Ave. Covered parking will be on the ground level. The site is currently under construction and zoned as mixed commercial to residential.

The site was originally developed sometime between 1947 and 1951. Various commercial tenants have occupied the individual storefront units since the building was constructed. A dry cleaner operated at the address of 289 Warner Ave from approximately 1974 to 2010. Other noted operators of the site include a laundromat, a textile company, a nail spa, an auto parts retailer, and printing studio. Prior to the site entering the BCP in 2018, several petroleum spills were reported to the NYSDEC and were closed prior to 2018. In 2017 an investigation revealed chlorinated solvents associated with the former dry-cleaning operation. The site soils consist of layered sands, gravels, and cobbles. Depth to groundwater is 90-102 feet below the ground surface, with groundwater flowing to the north.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C130238) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/ind ex.cfm>

**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/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://www.dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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/maps/interactive-maps/decinfo-locator>

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## Site Location





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Język Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Robert Bellotti, 518-402-2230, [Robert.Bellotti@dec.ny.gov](mailto:Robert.Bellotti@dec.ny.gov)