



Department of  
Environmental  
Conservation

## Where to Find Information

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

<https://extapps.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

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## Project-Related Health Questions

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

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

# FACT SHEET

Brownfield Cleanup Program

November 2024

281-301 Warner Ave LLC

281-301 Warner Ave  
Roslyn, Nassau County

SITE No. C130238

NYSDEC REGION 1

## NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been met. Please see the map for the site location.

The cleanup activities were performed by Warner Ave LLC ("applicant") with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

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

**Completion of the Project:** The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of approximately 4,000 cubic yards of impacted soil exceeding the unrestricted use soil cleanup objectives, the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Collection and analyzation of post-remedial soil samples to evaluate the effectiveness of the remedy.
- Completion of a post-excavation soil vapor intrusion (SVI) investigation, which showed monitoring and mitigation is not required.

# BROWNFIELD CLEANUP PROGRAM

**Final Engineering Report Approved:** NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that Track 1 cleanup requirements have been achieved for the site.

**Next Steps:** With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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

The site is built into the hillside and will be redeveloped into both commercial and residential uses. Residential units will be situated on the upper floors above commercial storefronts along Warner Avenue.

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 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 to 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/in dex.cfm?pageid=3>

**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 NYSDEC 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

***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:

<https://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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





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

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<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。
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<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)