

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

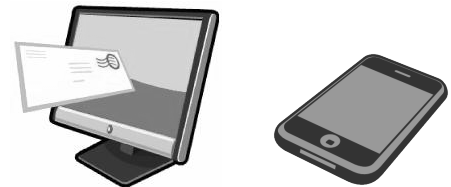
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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

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

December 2022

Clocktower

45 Lumber Road
Roslyn, Nassau County
SITE No. C130246
NYSDEC REGION 1

Access project documents through the
DECinfo Locator

[https://www.dec.ny.gov/data/DecDocs/
C130246/](https://www.dec.ny.gov/data/DecDocs/C130246/) and at these location(s):

Gold Coast Public Library

50 Railroad Avenue
Glen Head, NY 11545
(516) 759-8300

Who to Contact

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

Project-Related Questions

Robert Bellotti, Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
(518) 402-2230
Robert.Bellotti@dec.ny.gov

Project-Related Health Questions

Stephanie Selmer
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7864
bee@health.ny.gov

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

www.dec.ny.gov/chemical/8450.html

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 Clocktower site ("site") located at 45 Lumber Road, Roslyn, 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 does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors. A proposed remedy has been developed and is summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **December 21, 2022 through February 6, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C130246/>.
- 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 unrestricted use remedy consists of:

- Excavation and off-site disposal of contaminated soil to a depth of three feet below grade across the majority of the site, and up to eight feet below grade in the location of former gasoline underground storage tanks (USTs) and other areas exceeding the Soil Cleanup Objectives (SCOs);
- Treatment of contaminated groundwater through enhanced aerobic biodegradation or other methods in the location of the former gasoline USTs and adjacent areas as needed;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Collect and analyze excavation end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established unrestricted SCOs for use as backfill;
- If an unrestricted use cleanup is not achieved, placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt, or concrete) to address contamination remaining above unrestricted use soil cleanup objectives;

BROWNFIELD CLEANUP PROGRAM

- If an unrestricted use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of any remedial systems; and
- If an unrestricted use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by Lumber Road Roslyn, 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 concurrently with 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 site is located at 45 Lumber Road, Roslyn, and is identified as Section 6, Block 53, Lot 1031 on the Nassau County Tax Map. The site is approximately 1.26 acres in area. A single-story 5,720-square foot commercial building and garage was located on the western portion of the property prior to its demolition in June 2022. Underground gasoline storage tanks were located on the south end of the site and were removed in 1998. The remainder of the property includes asphalt paved parking areas and some vegetation. Hempstead Harbor borders the property beyond the bulkhead to the east.

The planned site redevelopment is for the construction of one four-story 65,000-square-foot apartment building located on the east side of the site. The ground floor will be used for storage, a business center, lounge, and utilities. The second, third and fourth stories will be used for residential apartments.

A parking area will be located to the west of the building. The anticipated cleanup standard is unrestricted use, which allows residential use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C130246) at:

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

Summary of the Investigation: Volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, and metals were found in surface and subsurface soils at concentrations in the same range as soil cleanup objectives. The VOCs, SVOCs, pesticides and metals are present at depths of up to eight feet below grade and are likely the result of past site use or historic fill.

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://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>

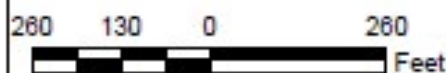
BROWNFIELD CLEANUP PROGRAM

Site Location



Figure 1
Site Location Map

Clocktower
Site No. C130246
45 Lumber Road
Roslyn, NY





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

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	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。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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Język Polski Polish	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