NEW YORK STATE | Department of Environmental Conservation

# Brownfield Cleanup Program

## Citizen Participation Plan
**for**
## Clocktower

January 2022

C130246
45 Lumber Road
Roslyn
Nassau County, New York

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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's investigation and cleanup process.

Applicant: **Lumber Road Roslyn, LLC ("Applicant")**
Site Name: **Clocktower ("Site")**
Site Address: **45 Lumber Road, Roslyn**
Site County: **Nassau**
Site Number: **C130246**

## 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 who 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

- 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.

*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 web site. 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 day care 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.

**Note:** The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See http://www.dec.ny.gov/chemical/61092.html .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

*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. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **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's 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.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

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 on the next page:

| Citizen Participation Activities | Timing of CP Activity(ies) |
|---|---|
| **Application Process:** | |
| • Prepare site contact list<br>• Establish document repository(ies) | At time of preparation of application to participate in the BCP. |
| • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period<br>• Publish above ENB content in local newspaper<br>• Mail above ENB content to site contact list<br>• Conduct 30-day public comment period | 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. |
| **After Execution of Brownfield Site Cleanup Agreement (BCA):** | |
| • Prepare Citizen Participation (CP) Plan | Before start of Remedial Investigation<br>**Note:** Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA. |
| **Before NYSDEC Approves Remedial Investigation (RI) Work Plan:** | |
| • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan<br>• Conduct 30-day public comment period | 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. |
| **After Applicant Completes Remedial Investigation:** | |
| • Distribute fact sheet to site contact list that describes RI results | Before NYSDEC approves RI Report |
| **Before NYSDEC Approves Remedial Work Plan (RWP):** | |
| • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period<br>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)<br>• Conduct 45-day public comment period | 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. |
| **Before Applicant Starts Cleanup Action:** | |
| • Distribute fact sheet to site contact list that describes upcoming cleanup action | Before the start of cleanup action. |
| **After Applicant Completes Cleanup Action:** | |
| • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report<br>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) | At the time the cleanup action has been completed.<br>**Note:** The two fact sheets are combined when possible if there is not a delay in issuing the COC. |

## 3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

The on-Site soils/sediment are impacting the groundwater based on the exceedances of the various soil cleanup objectives (SCOs), including NYSDEC Protection of Groundwater Soil Cleanup Objectives (PGSCOs), for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals, which were also detected at elevated concentrations above the NYSDEC Ambient Water Quality Standards and Guidelines (AWQS) in the groundwater, catch basin and pooled water on-Site. The various VOC and SVOC tentatively identified compounds (TICs) identified in the test pit samples also indicate that the contamination is weathered but is still impacting the subsurface. It should be noted that the groundwater samples were turbid and therefore, the metals detections could be partially related to entrained sediment in the samples. In addition, the sheens in catch basins CB-1 and CB-2, the gasoline odors in CB-2, and the sheens on the pooled water and the bed of Hempstead Harbor, indicate that the gasoline contamination is infiltrating the catch basins and discharging to Hempstead Harbor. No visual impacts, including a sheen, were noted in the six other catch basins on-Site. Soil vapor is also impacted by the gasoline contamination based on the elevated detections of gasoline-related compounds n-heptane and n-hexane, as well as the significant gasoline odors noted in the soil. The elevated metals exceedances in the soil/sediment, including arsenic above NYSDEC Industrial Use Soil Cleanup Objectives (IUSCOs), mercury above NYSDEC Commercial Use Soil Cleanup Objectives (CUSCOs), and lead above NYSDEC Restricted Residential Use Soil Cleanup Objectives (RRUSCOs), also indicate that the on-Site historic fill is impacted.

Major issues of public concern may be identified during the course of the Site's investigation and cleanup process. Currently, additional investigation of the onsite soil in the area beneath the existing building where it was indicated the former hydraulic lifts and a former oil interceptor/concrete pit were located is planned. The additional investigation in this area will help determine the extent of soil excavation needed to meet cleanup objectives.

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 will be performed under a Community Air Monitoring Program approved by the NYSDEC and the New York State Department of Health (NYSDOH). All soil excavations will be secured as needed to reduce the risk of injury and potential exposure to contaminated materials.

## 4. Site Information

Appendix C contains a map identifying the location of the site.

*Site Description*

The Site is located approximately 775 feet to the north of the intersection formed by Lumber Road and Old Northern Boulevard, in the Village of Roslyn, Nassau County, New York. The site is a 1.26 acre parcel located in a mixed commercial and residentially zoned area. The Site is currently occupied by a single-story 5,720 square foot commercial building and an asphalt-paved parking area. The adjacent properties to the north, south and west are commercial, to the east, across Roslyn Harbor, are residential buildings.

*History of Site Use, Investigation, and Cleanup*

The project site was originally wetlands associated with Hempstead Harbor until sometime during the 1930's and early 1940's when the Site and surrounding areas were filled in. The project site was first used as a marina in the 1940s and continued with that use until the late 1960s or when the Site was developed with the current building in 1971. The current building was constructed for New York Telephone as a work center and a maintenance garage. The garage also contained an area for vehicle washing. Verizon later occupied the building until sometime prior to 2013.

Several reports have been prepared for the Site, including a Phase I Environmental Site Assessment (ESA) prepared by ATC Associates Inc. (ATC) dated September 27, 2012, a Phase II ESA prepared by Envirotrac Environmental Services (Envirotrac) dated January 30, 2013, Phase I ESA prepared by GEI in February 2021 and a Supplemental Phase II ESA prepared by GEI in April 2021. The ATC Phase I ESA also included summaries of two Lexicon Environmental Associated, Inc. (Lexicon) reports, an Underground Tank Closure Report dated June 9, 1998 and a Hydraulic Lift Closure Report/New York State Department of Environmental Conservation (NYSDEC) Spill No. 0003559 dated September 1, 2000.

The environmental issues identified at the Site in the ATC Phase I ESA are summarized as follows:

- Verizon provided reports and information pertaining to the removal of four gasoline underground storage tanks (USTs) and two underground hydraulic lifts.

- The Underground Tank Closure Report, prepared by Lexicon dated, June 9, 1998 documents the removal of two 4,000-gallon gasoline USTs (Tank 5 and Tank 6) and their associated dispensers from the property on October 21, 1997. No odor or staining was observed around the fill material of the two USTs. No odor or sheen was present in the groundwater encountered at five feet below ground surface (ft bgs). The remaining fill was removed from within the excavation down to 10 ft bgs where the bottom concrete pad was located for these USTs. As a result of the high groundwater table, no post excavation soil samples were collected; however, no visual staining or odor was noted. The pea gravel fill and groundwater within the excavation were analyzed for organic vapor content using an organic vapor monitor (OVM). The OVM did not detect any level of organic vapor within the excavation. Prior to the UST removals, Lexicon completed a limited soil boring program pre-characterizing the impacted soil for off-Site disposal. Three soil samples were collected from four borings around the UST area on September 3, 1997. The samples were analyzed for total petroleum hydrocarbons (TPH). Composite samples were analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX), total organic halogen (TOX), reactivity, corrosivity, flashpoint, percent moisture, and Toxicity Characteristic Leaching Procedure (TCLP) metals plus nickel, copper, and zinc. ATC stated that the analytical results of these samples were not included in the Lexicon report.

  The Lexicon report also indicated that these USTs had two 4,000-gallon gasoline UST predecessors (Tank 1 and Tank 3) that were removed and replaced in May of 1990. During their replacement, petroleum-impacted soil and free product in groundwater were observed and NYSDEC issued Spill No. 9001558. Following the excavation, 100 cubic yards of impacted soil were removed and four groundwater monitoring wells were installed to evaluate groundwater quality at the property from 1991 through 1996. In February 1997, NYSDEC declared Spill No 9001558 inactive, requiring no additional monitoring or remedial activity.

- The Hydraulic Lift Closure Report/NYSDEC Spill No. 0003559, prepared by Lexicon, dated September 1, 2000 documents the closure and removal of two underground hydraulic lifts between June 21 and 23, 2000. The hydraulic fluid in the tanks and piping were pre-characterized for potential polychlorinated biphenyls (PCBs) prior to removal activities. Analytical results of the hydraulic fluid indicated that there were no PCBs present. Groundwater was encountered in both the north excavation and south excavation at approximately 6.5 ft bgs. Soil below the groundwater table in the north excavation exhibited heavy visible staining and moderate motor oil odor. Approximately one ton of visibly impacted soil was removed from the (north) excavation. Additional excavation of impacted soil was not possible due to the proximity of the foundation and a nearby load-

bearing wall. NYSDEC Spill No. 0003559 was issued. A total of six post-excavation samples were collected and analyzed for volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs). One sample was analyzed using hydrocarbon chromatograph "fingerprinting" method. All post-excavation soil samples were non-detected for VOCs and PAHs. The petroleum constituents within the fingerprinted sample closely resembled waste oil. NYSDEC closed this spill case on October 1, 2002.

Envirotrac Phase II ESA January 20, 2015

The Envirotrac Phase II ESA was conducted in response to recognized environmental conditions (RECs) and potential environmental concerns identified in the ATC 2012 Phase I ESA. Envirotrac focused their Phase II ESA on the 275-gallon waste oil UST and two floor drains and one trench drain, as well as an oil/water separator inside the building that were depicted to discharge to a dry well outside the southwestern side of the building.

- A ground penetrating radar (GPR) survey did not identify evidence of the waste oil UST, indicating that the components of the former UST appeared to have been removed. Additionally, Envirotrac installed one soil boring in the area of the former waste oil UST to an approximate depth of 10 ft bgs and utilized a photoionization detector (PID) to screen soil which revealed no PID reading indicative of contamination. One soil sample was obtained from the soil boring at a 5 to 10 ft bgs sampling interval and submitted to the laboratory for analysis of NYSDEC Commissioner Policy (CP)-51 list VOCs and semi-volatile organic compounds (SVOCs) using United States Environmental Protection Agency (USEPA) Methods 8260 and 8270, respectively. Based upon the laboratory analysis results, no detections were identified. Envirotrac concluded that the 275-gallon waste oil UST had been removed and no further action is recommended.

- Envirotrac indicated that the former drains and oil/water separator were determined to be abandoned with concrete and that no anomalies were detected by GPR in the garage area. The dry well that was reportedly utilized as a discharge point for the former oil/water separator was "snaked' to determine its terminus, which was the outside edge of the garage portion of the building, which indicates that the piping on the interior of the garage was abandoned or sealed. Envirotrac stated that the depth to the bottom sediments within the dry well is approximately 11 ft bgs. Envirotrac performed a subsurface boring within the dry well to a depth of approximately 15 ft bgs. No visual or olfactory evidence of contaminants was identified, and no PID readings indicative of contamination were detected. A soil sample was collected at the 11 to 15 ft bgs sample interval

and submitted for analysis of New York State Code Rules and Regulations (NYCRR) Part 375 VOCs and SVOCs using USEPA Methods 8260 and 8270, and Resource Conservation and Recovery Act (RCRA) list metals using USEPA Methods 6010 and 7471. Based upon the laboratory analysis results, no VOC or SVOC detections were identified. Metals were detected; however, the results were below the NYSDEC Part 375 Protection of Groundwater action levels. Envirotrac concluded that the bottom sediments of the dry well that was reportedly utilized as a discharge point for the former oil/water separator showed no signs of environmental impacts due to its prior use and as such, recommended no further action.

GEI Phase I ESA February 2021

GEI's February 2021 Phase I ESA identified the following RECs:

- The four 4,000-gallon gasoline USTs and associated pump islands located off the southeastern corner of the building noted above. Based upon the lack of laboratory analysis, no statement can be made with regard to the quality of the soil and groundwater in the areas where the gasoline tanks and pump islands were formerly located.

- Historical on-Site fill used to fill in the former wetlands. Based upon a review of historical topographic maps, it appears that prior to 1900, the project Site was located in a wetland area associated with Hempstead Harbor. Subsequently, the 1947 map shows the Site to have been filled in and a small structure is depicted on the Site. Based upon the fact that fill was brought in to increase the elevation of the Site, this is considered a potential REC.

- Depiction of a gasoline island pump off the northeastern corner of the building on a historic plan. There were no associated USTs depicted and it is unknown whether the pump island was ever installed.

- The two historical hydraulic lifts and an oil interceptor/concrete pit formerly located within the building. Approximately one ton of visibly impacted soil was removed from the area of the hydraulic lifts, but additional excavation of impacted soil was not possible due to the proximity of the foundation and a nearby load-bearing wall. In addition, GEI obtained historical building plans which indicated that trench drains were located within the garage area where the hydraulic lifts were located, as well as an "oil interceptor in a concrete pit with a 55-gallon waste tank adjoining" located within the shop area adjoining one of the hydraulic lifts. Given that the "fingerprinting" method indicated that the petroleum

constituents closely resembled waste oil, it is possible that these former drains and oil interceptor/concrete pit may have impacted the underlying soils within the garage area where the hydraulic lifts were located. Based upon the information reviewed and obtained, due to structural integrity issues, residual soil contamination that could not be removed remains underneath the garage area where a hydraulic lift and oil interceptor/concrete pit were located. Additionally, this residual soil contamination could be considered a potential vapor intrusion condition underlying the existing building. It is noted that if these residual contaminated soils are encountered during future demolition and excavation of the building, it is likely that they will need to be characterized and properly disposed of off-Site.

- Oil/water separator and drainage structures identified on historic plans. Based upon a 1994 historical plan, an exterior oil/water separator and an associated holding tank were depicted to be located in the southwestern portion of the Site. This exterior oil/water separator and holding tank were to replace an already existing oil/water separator that was located within the building. This system appeared to discharge to a dry well outside the building in the vicinity of the oil/water separator and holding tank.

GEI Phase II ESA April 2021

The Supplemental Phase II ESI field program scope of work included a geophysical survey and the collection of soil, soil gas, fill material and groundwater samples.

- The geophysical survey was conducted across the entire Site to investigate the presence and location of the following:
    - Suspected former oil/water separator and holding tank off the southwest side of the building, as well as location(s) of suspected former dry well(s) that may have received discharges for this oil/water separator.
    - Former gasoline pump islands and four gasoline USTs off the southeast side of the building.
    - Former waste oil UST off the east side of the building.
    - Suspected former dry well off the east side of the building that may have received discharges from an oil/water separator.
    - Suspected former gasoline pump island off the northeast side of the building.

- The geophysical survey identified the tank grave for former gasoline Tanks 1 and 3 along with two concrete pads likely associated with pump islands. The two suspected dry wells on the Site that possibly received discharges from former oil/water separators were not identified; however, a solid manhole that was filled

to the surface with soil/fill was identified off the southwest side of the building and an asphalt patch was identified off the east side of the building. An asphalt patch was identified in the area of the former waste oil UST off the east side of the building. Concrete patches were identified in the garage area of the building in the area of the former oil/water separator and the north and south former hydraulic lifts. The location of former gasoline Tanks 5 and 6, the suspected former oil/water separator and holding tank off the southwest side of the building, and the suspected former gasoline pump island off the northeast side of the building were not identified.

- Two lines of stormwater catch basins, oriented east-west, were identified to the south and the north of the building. Each catch basin has a solid bottom that is approximately 3.5 ft bgs. The catch basins in each line are interconnected by inlet/outlet piping at the base of each catch basin. These catch basins discharge to Hempstead Harbor. Groundwater was encountered at approximately 3 ft bgs at high tide, so the base of each catch basin is below the water table at high tide conditions. A sheen was noted on the water in catch basins CB-1 and CB-2 in the southern line of catch basins, which are located in close proximity to the former gasoline USTs and pump islands, where visual impacts including sheens, strong gasoline odors, black soil staining, and a maximum PID reading of 960 ppm were identified. The sediment in catch basin CB-2 had a gasoline odor and a maximum PID reading of 19.9 ppm. A sheen was also noted on pooled water in the area of the collapsed outfall from the southern line of catch basins, as well as on the bed of Hempstead Harbor adjoining the bulkhead in proximity to this outfall. Based upon these observations, sediment and water samples were collected (CB-1W, CB-2W, CB-2S, PW and PW-S).

- A total of 21 soil borings (B-1 through B-21) were advanced and 9 test pits (TP-1 through TP-9) were excavated across the Site to investigate former structures of environmental concern and to assess the fill on-Site. Visual impacts (e.g., staining, odors, and sheens) were generally observed in two areas on-Site; within and downgradient of the area of the former gasoline USTs and pump island off the southeast side of the building, and in the northeast portion of the garage area of the building where contamination from NYSDEC Spill No. 0003559 (associated with the former north hydraulic lift and former oil interceptor/concrete pit) was left in place.

- In the area of the former gasoline pump island, strong gasoline odors, sheens, black soil staining, and elevated PID readings (max 960 ppm) were generally observed in the 2 to 10 ft bgs soil interval. While excavating the test pits in this area, the gasoline odors were noticeable across the Site. Downgradient of the former gasoline pump island, gasoline odors, black soil staining, and elevated

PID readings (max 65 ppm) were generally observed in the 2 to 10 ft bgs soil interval. A faint sheen was also noted on the groundwater in one of the test pits. A pipe was observed in one test pit connecting the former gasoline pump island to the tank grave of former USTs Tanks 1 and 3.

- In the northeast portion of the garage area, where contamination from NYSDEC Spill No. 0003559 was left in place, petroleum odors, sheens, black soil staining, and a maximum PID reading of 2.1 ppm were identified in the approximately 7 to 9 ft bgs soil interval. A faint sheen was noted on the groundwater in one test pit. No other visual impacts, odors, or PID readings above background were noted in the soil borings. Groundwater was encountered at approximately 3 to 5 ft bgs.

- VOCs exceeded the UUSCOs and PGSCOs in several soil samples, including gasoline-related compounds 1,2,4-trimethylbenzene, n-propylbenzene, ethylbenzene, and xylenes, as well as methylene chloride, acetone, and 2-butanone.

- SVOCs exceeded various SCOs in one of the catch basin samples, including benzo(a)pyrene and dibenzo(a,h)anthracene above IUSCOs; benzo(a)anthracene and benzo(b)fluoranthene above CUSCOs; and benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene above RRUSCOs. Chrysene also exceeded the RUSCO and PGSCO in one of the catch basins. These exceedances are potentially related to the former gasoline USTs and pump islands based on the gasoline odors noted in the sediment.

- Various VOC or SVOC TICs were identified in eight of the nine test pit samples.

- Metals and/or pesticides exceeded the UUSCOs in 16 soil/sediment samples. Arsenic exceeded the IUSCOs in one test pit, mercury exceeded the CUSCOs in a test pit, and lead exceeded the RRUSCOs in one test pit. These exceedances are likely related to the on-Site historic fill.

- Total PCBs exceeded the UUSCOs in a test pit sample, adjoining the eastern wall of the building where contamination from NYSDEC Spill No. 0003559 was left in place.

- Three groundwater samples were collected from temporary wells and water samples were also collected from catch basins, as well as the pooled water. A sheen was observed on the groundwater at the two well locations. Various VOCs exceeded the AWQS in several samples, and various SVOCs and metals

exceeded the AWQS in all the water samples. Total PCBs exceeded the AWQS in three samples.

- The AWQS were exceeded by several orders of magnitude for the gasoline-related VOCs 1,2,4-trimethylbenzene and n-propylbenzene in a groundwater sample; the SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and/or indeno(1,2,3-cd)pyrene in the several water samples; and the total metals chromium, copper, and/or lead in the three water samples. The groundwater compounds with significant exceedances of the AWQS were also detected above various SCOs in the soil/sediment on-Site.

- Six soil vapor samples were collected at locations across the Site to determine if the soil vapor was impacted by past operations at the Site. Elevated concentrations of n-heptane (56,000 µg/$m^3$) and n-hexane (220,000 µg/$m^3$), both gasoline-related compounds, were noted in the SV-3 sample, collected in the area of the former gasoline pump island. Detections of several other VOCs were noted in each sample, including gasoline-related BTEX compounds. BTEX compounds were also detected above UUSCOs and PGSCOs in several soil/sediment samples and above AWQS in several water samples.

On October 12, 2021 the Site was entered into the NYSDEC Brownfield Cleanup Program.

## 5. Investigation and Cleanup Process

*Application*

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site**.**

The Applicant in its Application proposes that the site will be used for unrestricted purposes.

To achieve this goal, the Applicant will conduct investigation activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by

NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

*Investigation*

The Applicant has completed a partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
2) identify the source(s) of the contamination;
3) assess the impact of the contamination on public health and the environment; and
4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report 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 from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

*Interim Remedial Measures*

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the

site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

*Remedy Selection*

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a "Certificate of Completion" (described below) to the Applicant.

**or**

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a "Remedial Work Plan". The Remedial Work Plan describes the Applicant's proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

*Cleanup Action*

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report 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 final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

*Site Management*

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on 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, such as a system that pumps and treats groundwater. 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's investigation and cleanup program, the public may contact any of the following project staff:

**New York State Department of Environmental Conservation (NYSDEC):**

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

**Bill Fonda**
Citizen Participation Specialist
NYSDEC Region 1
50 Circle Road, Stony Brook, NY 11790
631-444-0350

**New York State Department of Health (NYSDOH):**

**Stephanie Selmer**
Project Manager
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza Corning Tower
Room 1787
Albany, NY 12237
stephanie.selmer@health.ny.gov
518-402-7864

### Locations of Reports and Information

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

**Document Repository**
Gold Coast Public Library
50 Railroad Avenue
Glen Head, NY 11545
Attn: Mr. Michael Morea
Phone: 516-759-8300

## Appendix B - Site Contact List

**Town**

**Town of North Hempstead**
**Supervisor Jennifer DeSena**
**220 Plandome Road, Manhasset, NY 11030**
**516-869-6311**
**DesenaJ@northhempsteadny.gov**
**https://northhempsteadny.gov/**

**Town of North Hempstead**
**Department of Planning & Environmental Protection**
**Commissioner Michael A. Levine, AICP**
**210 Plandome Road, Manhasset, NY 11030**
**516-869-6311**

**Village**

**Village of Roslyn**
**1200 Old Northern Boulevard, Roslyn, NY 11576**
**516-621-1961**
**https://www.roslynny.gov/**

**Fire District**

**Roslyn Hook & Ladder Co. #1 Rescue**
**155 Mineola Avenue, Roslyn, NY 11576**
**516-621-3899**
**https://roslynrescue.org/**

**School District**

**Roslyn School District**
**300 Harbor Hill Road, Roslyn, NY 11576**
**516-801-5000**
**http://www.roslynschools.org/**
**Ms. Allison Brown, Superintendent**

**Water Supplier**

**Roslyn Water District**
**24 West Shore Road, Roslyn, NY 11576**
**516-621-7770**

**County**

**Nassau County Executive**
**Bruce Blakeman**
**1550 Franklin Avenue, Mineola, NY 11501**
**516-571-3131**
**https://www.nassaucountyny.gov/481/County-Executive**

**Nassau County Planning Department**
**1194 Prospect Avenue, Westbury, NY 11590**
**516-571-9600**
**Sean Sallie, AICP**
**Deputy Commissioner**
**ssallie@nassaucountyny.gov**
**https://www.nassaucountyny.gov/2856/Planning-Department**

**Nassau County Legislature**
**Nassau County Legislative District 11**
**Delia DeRiggi-Whitton**
**1550 Franklin Avenue, Mineola, NY 11501**
**516-571-6211**
**dderiggiwhitton@nassaucountyny.gov**
**http://www.nassaucountyny.gov/507/District-11---Delia-DeRiggi-Whitton**

**Nassau County Police Precinct**
**Nassau County Police Department 6th Precinct**
**100 Community Drive East, Manhasset, NY 11030**
**516-573-6600**
**911**
**https://www.pdcn.org/197/Sixth-Precinct**

**State**

**NYS Senate District**

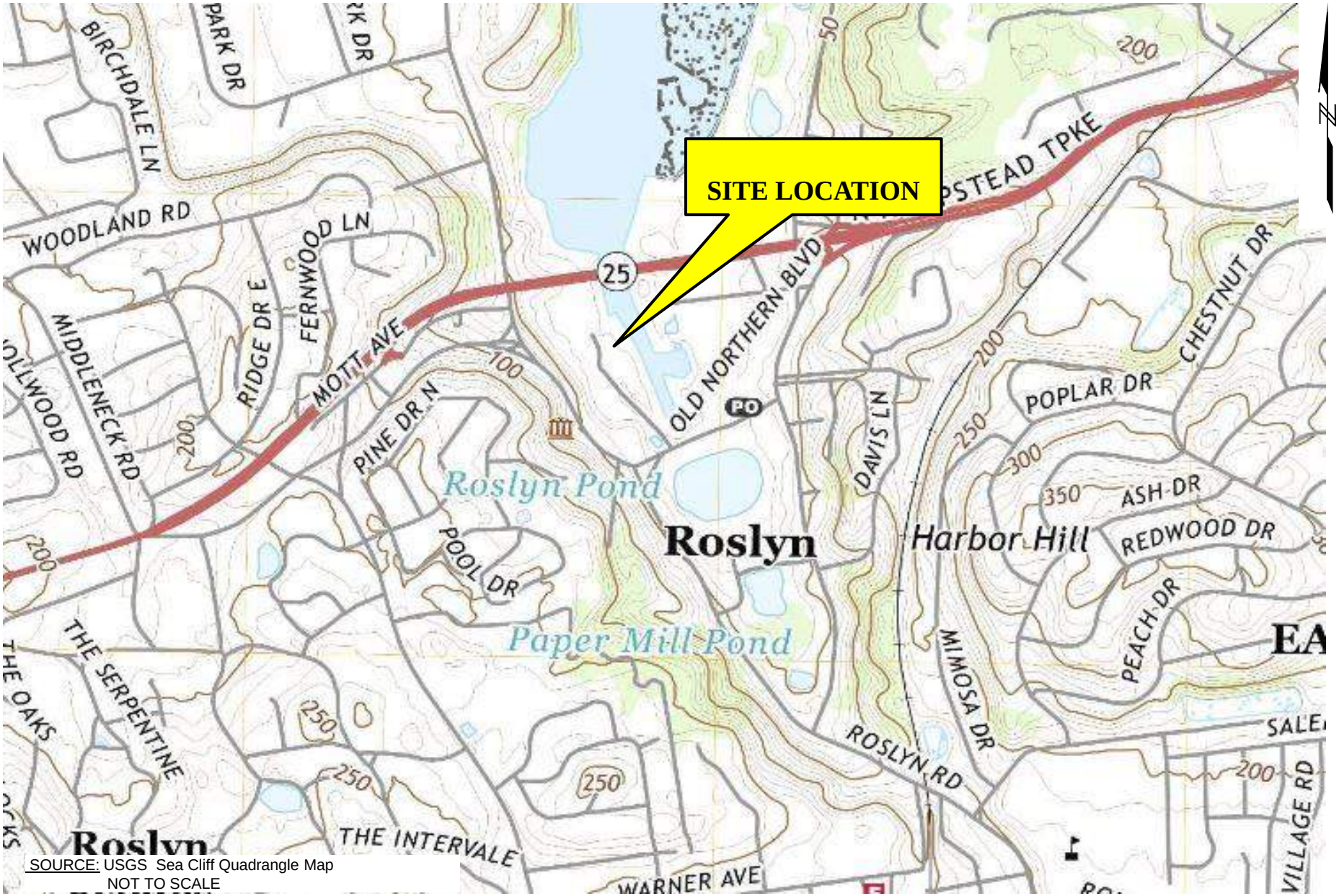
**New York Senate District 7**
**Anna M. Kaplan**
**1 Old Country Road Suite 270, Carle Place, NY 11514**
**516-746-5924**
**LOB Room 805, Albany, NY 12247**
**518-455-2170**
**kaplan@nysenate.gov**
**https://www.nysenate.gov/senators/anna-m-kaplan**

**NYS Assembly District**
**New York Assembly District 13**
**Charles D. Lavine**
**1 School Street-Suite 303-B, Glen Cove, NY 11542**
**516-676-0050**
**LOB 831, Albany, NY 12248**
**518-455-5456**
**LavineC@nyassembly.gov**
**http://www.assembly.state.ny.us/mem/?ad=013**

**Local newspaper**

**Newsday**
**6 Corporate Center Drive, Melville, NY 11747**

## Appendix C - Site Location Map




SOURCE: USGS Sea Cliff Quadrangle Map
NOT TO SCALE

CITIZEN PARTICIPATION PLAN
CLOCKTOWER
45 LUMBER ROAD
ROSLYN, NEW YORK

LUMBER ROAD ROSLYN, LLC
HALESITE, NEW YORK

GEI Consultants

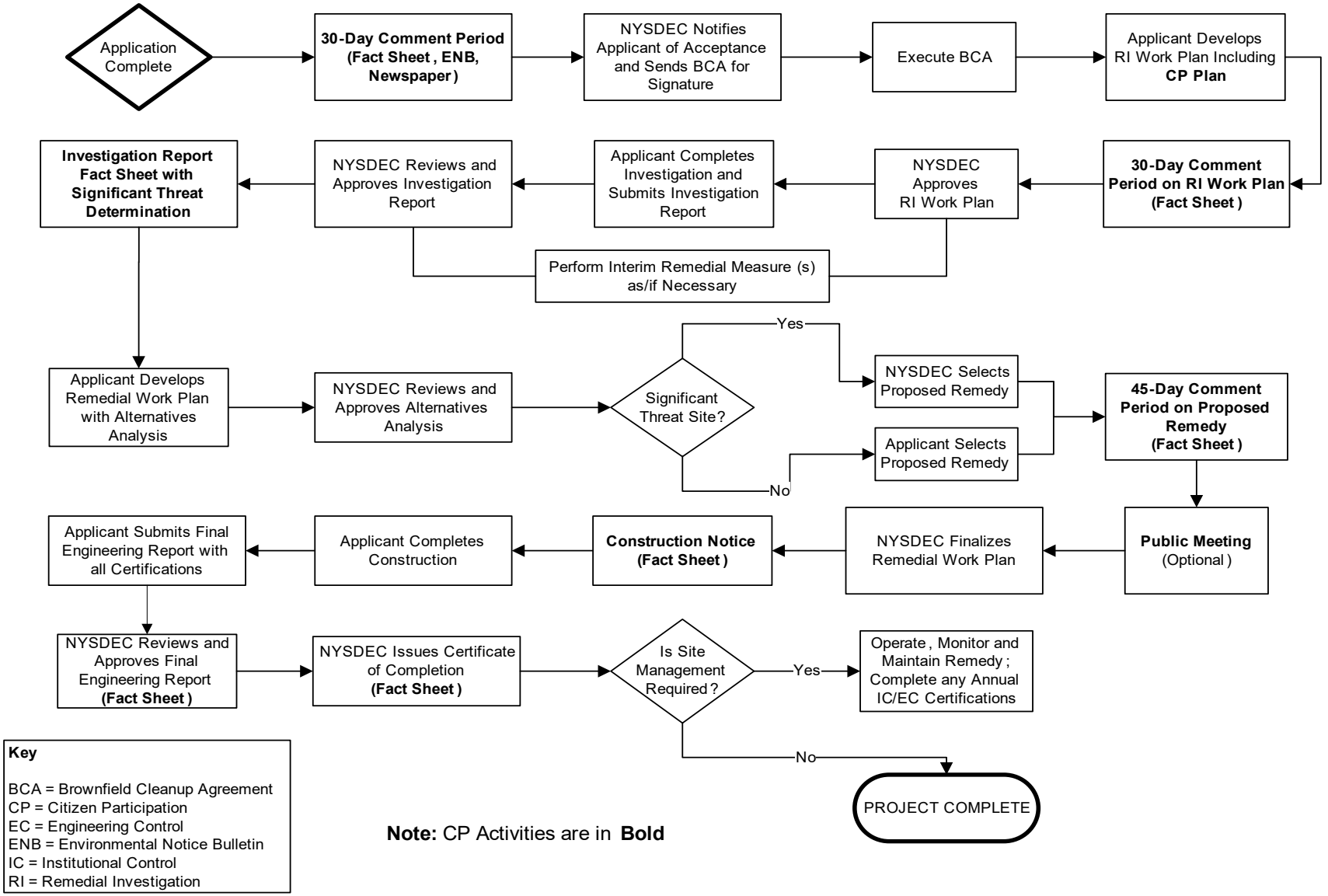
SITE LOCATION MAP

Project 2101863

January 2022

Fig. 1

# Appendix D– Brownfield Cleanup Program Process




**Key**

BCA = Brownfield Cleanup Agreement
CP = Citizen Participation
EC = Engineering Control
ENB = Environmental Notice Bulletin
IC = Institutional Control
RI = Remedial Investigation

**Note:** CP Activities are in **Bold**