DECISION DOCUMENT

Carman Place Site
Brownfield Cleanup Program
Hempstead, Nassau County
Site No. C130250
May 2023

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Carman Place Site
Brownfield Cleanup Program
Hempstead, Nassau County
Site No. C130250
May 2023

Statement of Purpose and Basis

This document presents the remedy for the Carman Place Site a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Carman Place Site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of

New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

The existing on-site buildings will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy.
Excavation and off-site disposal of contaminant source areas including:

- soil exceeding the 6 NYCRR Part 371 hazardous criteria for lead; and
- excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Excavation and off-site disposal of all on-site soils which exceed unrestricted use soil cleanup objectives (UUSCOs), as defined by 6NYCRR Part 375-6.8. Remedial depths to achieve UUSCOs are four feet across the site. Leaching pools and similar structures will be excavated and removed to depths range from four to ten feet below grade as necessary to achieve UUSCOs.

If a Track 1 unrestricted use cleanup is achieved, a Cover System will not be a required element of the remedy. Collection and analysis of confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation/ documentation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after

confirmation samples demonstrate that SCOs for the site have been achieved. Approximately 11,653 cubic yard of contaminated soil will be removed from the site.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to complete the backfilling of the excavation and establish the designed grades at the site.

4. Vapor Intrusion Evaluation

As part of the Track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

5.Local Institutional Controls

If no EE or SMP is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Nassau County Public Health Ordinance, Article 4, which prohibits potable use of groundwater without prior approval.

Conditional Track 1
The intent of the remedy is to achieve Track 1 unrestricted use; therefore, no environmental easement or site management plan is anticipated. If the soil vapor intrusion (SVI) evaluation is not completed prior to completion of the Final Engineering Report, then a Site Management Plan (SMP) and Environmental Easement (EE) will be required to address the SVI evaluation and implement actions as needed. If a mitigation or monitoring action is needed, a Track 1 cleanup can only be achieved if the mitigation system or other required action is no longer needed within 5 years of the date of the Certificate of Completion (COC).

In the event that Track 1 unrestricted use is not achieved, the following contingent remedial elements will be required and the remedy will achieve a Track 2 restricted residential cleanup.

6. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);

- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

7. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 6 above.
This plan includes, but may not be limited to:

- descriptions of the provisions of the environmental easement including any land use and/or groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of vapor intrusion to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department; and
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

May 9, 2023

Date

Richard A Mustico, Director
Remedial Bureau A

DECISION DOCUMENT

Carman Place Site
Hempstead, Nassau County
Site No. C130250
May 2023

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C130250

Hempstead Public Library
115 James A. Garner Way
Hempstead, NY 11550
Phone: (516) 481-6990

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html.

SECTION 3: SITE DESCRIPTION AND HISTORY

Site Location:

The Carman Place Site is 2.54 acres located in a suburban area of the Town of Hempstead, Nassau County. The site is located at the corner of Bedell Street, Columbia Street and Main Street. The Long Island Railroad Hempstead Depot is located approximately 0.088 miles to the west of the site.

Site Features:
The site topography slopes slightly to the west but is generally flat. There is one large commercial strip mall which is partially occupied on the east side of the site and two vacant houses on the north side. The remainder of the site consists of an asphalt parking lot which houses overstock vehicles for a nearby automobile dealership.

Current Zoning and Land Use:
The site is generally inactive as most of it has been vacated except for two tenants in the commercial strip mall. The site is currently located in the Business B District with a DO-2 Overlay. The Business B designation allows for various commercial uses. The DO-2 designation allows for a wide variety of uses including retail, commercial uses, and a variety of residential options.

The surrounding properties consist of mixed-use commercial and residential properties. To the north is Bedell Street, commercial properties, and parking areas. To the south adjacent to the site are commercial and residential properties. Located to the east is Main Street and commercial properties. Located to the west are residential properties, commercial properties, and a municipal parking lot. Planned future use of the site includes a building with a sub-grade parking garage, first floor retail, and apartments.

Past Use of the Site:
The site has a history of mixed-uses including a dry cleaner, auto service station and residences and businesses that used fuel oil which was stored in former underground storage tanks.

Site Geology and Hydrogeology:
The topographic elevation of the site is approximately 65 feet above mean sea level (AMSL).

Site soils consist of fill from two to four feet thick and included organics, millings, and general

construction debris. The native soils are sands with gravel and a small portion of silt. There are also outwash deposits from previous glacial advance. Bedrock was not encountered during the investigation and is expected to be well below 500 feet deep.

The groundwater flow direction at the site is generally to the south-southwest. The depth to water is 25 feet below grade. The major water bearing units beneath the subject property include the Upper Glacial aquifer, the Magothy aquifer and the Lloyd aquifer. Hempstead Lake, which is the nearest waterbody, is located approximately 1.5 miles to the southwest the site.

A site location map is attached as Figure 1. A site boundary map is attached as Figure 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant(s) under the Brownfield Cleanup Agreement is a/are Volunteer(s). The Applicant(s) does/do not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be

sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- air
- groundwater
- soil
- soil vapor
- indoor air
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html.

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site are:

lead
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
chrysene
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene
perfluorooctanoic acid
perfluorooctane sulfonic acid
mercury

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Based upon investigations conducted to date, the primary contaminants of concern for the site include polycyclic aromatic hydrocarbon (PAHs) - a subclass of SVOCs, lead, mercury and PFAS.

Soil - Lead, mercury, and PAHs are found in shallow soils throughout the site, as characteristic of historic fill, which was found down to four feet below ground surface (bgs). Lead in the historic fill averaged 300 parts per million (ppm) exceeding the unrestricted use soil cleanup objective (UUSCO) (63 ppm). Mercury was found in the central portion of the site with a maximum of 1.79 ppm in exceedance of the UUSCO (0.18 ppm). Concentrations of PAHs (ranging from 1.2 to 20 ppm) found on site exceeded their respective UUSCOs (generally 0.33 ppm or 1 ppm).

Several leaching pools, floor drains and storm drains, located throughout the site, leach to the soils underneath them. Lead and PAHs were found in these leaching pools with contamination found down to a depth of 10 feet bgs. The maximum lead concentration of 2,100 ppm exceeded the UUSCO of 63 ppm. Concentrations of PAHs (ranging from 0.73 to 6.1 ppm) found on site exceeded their respective UUSCOs (generally 0.33 ppm to 1 ppm).

Data does not indicate any off-site impacts in soil related to this site.

Groundwater - PFOS and PFOA were found in groundwater in the on-site monitoring wells exceeding the Department's ambient water quality guidance values for groundwater of 2.7 parts per trillion (ppt) and 6.7 ppt respectively. The maximum concentrations of PFOS and PFOA on-site were 80.6 ppt and 328 ppt respectively. These contaminants were also found in the upgradient monitoring well indicating the source is not on-site. Benzo(a)anthracene and bis(2-ethylhexyl)phthalate were found on-site in a single well each in slight exceedance of the groundwater standard (0.002 parts per billion [ppb] and 5 ppb respectively) with concentrations of 0.02 ppb and 17 ppb, respectively.

Data does not indicate any off-site impacts in groundwater related to this site.

Soil Vapor & Indoor Air - Tetrachloroethene (PCE) and carbon tetrachloride were detected in soil vapor at relatively low concentrations with 11.1 micrograms per cubic meter (ug/m^3) and 0.37 ug/m^3 in one building. In a different building, PCE was found with non-detect results for sub-slab vapor and 0.583 ug/m^3 in indoor air. No actions were necessary to address potential exposures at that time, but as the source of the VOCs detected was not found, evaluation of soil vapor intrusion (SVI) in future building(s) is needed.

Data does not indicate any off-site impacts in soil vapor related to this site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Direct contact with contaminants in the soil is unlikely because the majority of the site is covered by buildings or pavement. People will not come into contact with site-related soil and groundwater contamination unless they dig below the surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not contaminated by the site. Volatile organic compounds in soil vapor (air spaces within the soil) may move into buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Current environmental sampling indicates soil vapor intrusion is not a concern for the current on-site structures or off-site buildings. However, evaluation of soil vapor intrusion is necessary for any future on-site development.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 1: Unrestricted use remedy.

The selected remedy is referred to as the Track 1: Excavation to Unrestricted SCOs remedy.

The elements of the selected remedy, as shown in Figure 3, are as follows:

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1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
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- Maximizing habitat value and creating habitat when possible;
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- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be

constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

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if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved. Approximately 11,653 cubic yard of contaminated soil will be removed from the site.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

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As part of the Track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

5.Local Institutional Controls

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Conditional Track 1
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6. Institutional Control

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1.8 (h)(3);

- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
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- require compliance with the Department approved Site Management Plan.

7. Site Management Plan

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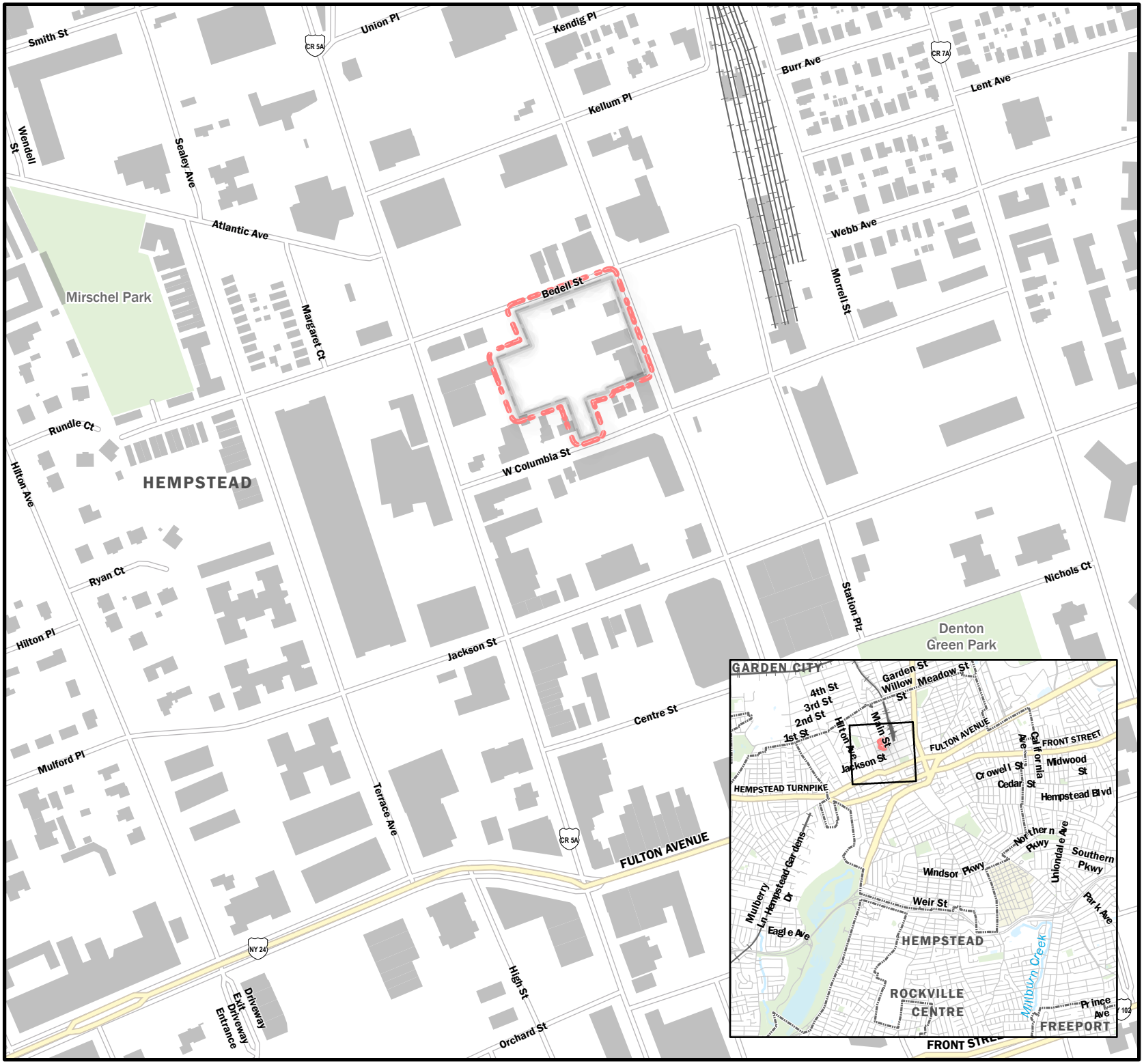
a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 6 above.
This plan includes, but may not be limited to:

- descriptions of the provisions of the environmental easement including any land use and/or groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of vapor intrusion to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department; and
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.



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Carman Place BCP Site Village of Hempstead, NY

BCP Site Boundary/ Proposed Redevelopment

N

0 300 600 Feet

Site Location Map Figure 1

Date: MARCH 2023

NOTES:
1. All SRI Soil Borings were advanced to 16 ft bgs.
2. All Northeastern Lots Test Pit Locations were advanced to 6 ft bgs.
3. SB-100 through SB-105 were advanced to 4 ft bgs.
4. All monitoring wells were installed to a depth of 32 ft bgs.

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Carman Place Site
BCP No. C130250

157 Main Street
Hempstead, New York

Supplemental Remedial Investigation

Legend

- BCP Site Boundary/Proposed Redevelopment
- Lot Boundary
- AOC 4 Suspected UST Location

0 25 50 75 100
Feet

1 inch = 50 feet

Site Plan

FIGURE 2

LaBella Project No: 2230824
Date: February 2023

Creator: LD Reviewer: DD
Creator: BWF Reviewer: RK
Path: A:\Marketing\Proposals\A-E\Conifer\P2300291_Carman Place - BCP Consulting\Proposal\Drawings\Figure 2 Site Plan_rev.mxd

Creator: LD Reviewer: DD

Creator: BWF Reviewer: RK

Path: A:\Marketing\Proposals\A-E\Conifer\P2300291_Carman Place - BCP Consulting\Proposal\Drawings\Figure 14 final.aprx

Notes
1) The remedial excavation limits/depths are based on current data and actual limits/depths may vary based on field observations and confirmation sampling.

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Carman Place Site
BCP No. C130250

157 Main Street
Hempstead, New York

Remedial Action Work Plan

Legend

- 2015 Floor Drain Sample Location
- 2016 Storm Drain Sample Location
- 2019 Soil Boring Location
- SRI Soil Boring/Monitoring Well Location
- SRI Soil Boring Location
- Contaminated Material Excavated to 4 ft bgs (approx 11,653 cy)
- BCP Site Boundary
- Northeastern Lots Test Pit/Boring Location
- Lot Boundary
- AOC 1 Historic Fill (Site Wide)
- AOC 4 Suspected UST Location
- AOC 5 Former Dry Cleaning Operation
- Contaminated material excavated from 4-6 ft bgs (approx 23.3 cy)
- Contaminated material excavated from 6-8 ft bgs (approx 1.2 cy at each of the 3 storm drains)
- Contaminated material excavated from 8-10 ft bgs (approx 7.4 cy at each of the 3 leaching pools)
- Contaminated material excavated from 8-10 ft bgs (approx 0.30 cy at each of the 4 floor drains)

0 25 50 75 100
Feet

Extent of Excavation

FIGURE 3

LaBella Project No: 2230824
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