(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:

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

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.

20 & 40 Jerusalem Avenue

Brownfield Cleanup Program
Site No. C130258
Nassau County, New York

Department of Environmental Conservation

September 2026

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 20 & 40 Jerusalem Avenue site ("site") located at 20 and 40 Jerusalem Avenue, Hicksville, Nassau County. Please see the map for the site location.

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Cornerstone Hicksville LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **September 9, 2026 through October 9, 2026.**

- Access the RIWP and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C130258/.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs) and metals in soil and drywell and septic system sediment, and VOCs in soil vapor.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor and indoor air samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern both on-site and off-site

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a “Draft Remedial Work Plan,” which includes a cleanup alternatives analysis, will be developed. This plan analyzes cleanup alternatives and recommends a final approach: either active cleanup, no action or no further action. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The 1.5-acre site is bordered on the west by Jerusalem Avenue, on the south by West Marie Street, and on the north and east by Nelson Avenue. The site is currently developed and used as a parking lot, with an approximately 3,600 square foot one-story building that is scheduled to be demolished. The building is currently occupied by a laundromat and a deli. Previously, 40 Jerusalem Avenue was used for various dry-cleaning operations from the late 1960s to 1994. 20 Jerusalem Avenue was the site of a church and then several residences until 1957, when the current bank building and associated parking lot were constructed. While the parking lot area is a part of the site, the bank building is not.

Upon completion of remedial activities, the site is planned to be redeveloped into a four-story mixed-use residential and commercial building with associated parking. Eleven of the planned 106 units will be workforce/affordable housing at 80% Area Mean Income (AMI). The project aligns with Hicksville’s Downtown Revitalization Initiative.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C130258) at:

https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch

Brownfield Cleanup Program

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

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

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

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

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access NYSDEC documents and public data about the environmental quality of specific sites: https://dec.ny.gov/maps/interactive-maps/decinfo-locator

CONTACT INFORMATION

Project-Related Questions
Sankavi Sampath, Project Manager
NYSDEC, Division of Environmental Remediation

NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233
p: (518) 402-9806
sankavi.sampath@dec.ny.gov

Project-Related Health Questions
Emelina Rieseler, Project Manager
NYSDOH, Bureau of Environmental Exposure and Investigation

6 Empire State Plaza
Albany, NY 12242
p: (518) 402-7860
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C130258/
Hicksville Public Library
169 Jerusalem Avenue
Hicksville, NY 11801
(516) 931-1417

Site Location



NEW YORK STATE | Department of Environmental Conservation

www.dec.ny.gov

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Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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