



Department of
Environmental
Conservation

Where to Find Information

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

<https://extapps.dec.ny.gov/data/DecDocs/C152079/>

Westhampton Free Library

7 Library Avenue
Westhampton Beach, NY 11978
(631)288-3335

Who to Contact

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

Project-Related Questions

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Project-Related Health Questions

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bee@health.ny.gov

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

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

FACT SHEET

Brownfield Cleanup Program

Suffolk Airport Canine

Kennel Site

Westhampton Beach

Town of Southampton, NY

December 2024

SITE No. C152079

NYSDEC REGION 1

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Suffolk Airport Canine Kennel site ("site") located in Westhampton Beach, Suffolk County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

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

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C152079/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

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

- Excavation - Excavation and off-site disposal of approximately 300 cubic yards of soil contaminated with PCBs. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Site Cover System - The existing cover system (layer of soil) was restored after excavation activities and will be maintained.
- Implementation of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement as an IC to prevent future exposure to any residual contamination remaining at the site. The Environmental Easement also ensures implementation of the SMP.

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

- 1) Describes the cleanup activities completed.

- 2) Certifies that cleanup requirements have been achieved for the site.

BROWNFIELD CLEANUP PROGRAM

- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System

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

Site Description: The site is located at the Suffolk County Airport (aka Gabreski Airport) near the eastern property line in Westhampton Beach, Town of Southampton.

The former dog kennel and small abandoned building were associated with the former Suffolk County Air Force Base and have been torn down. An irregularly shaped disposal pit was present south of the kennel which contained capacitors and other debris and resulted in polychlorinated biphenyls (PCBs) contaminating the soil. Prior to remediation, the primary contaminants of concern were PCBs (especially Aroclor-1254) in soil. PCBs detected in site soils did not impact the groundwater.

No redevelopment of this part of Gabreski Airport is contemplated at this time. Commercial and industrial reuse of the site is allowed. The remedy meets the requirements for a presumptive remedy for PCB-impacted soils as specified in the NYSDEC Commissioner's Soil Cleanup Guidance (policy CP-51).

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C152079) at:
<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

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

For more information about the BCP, visit:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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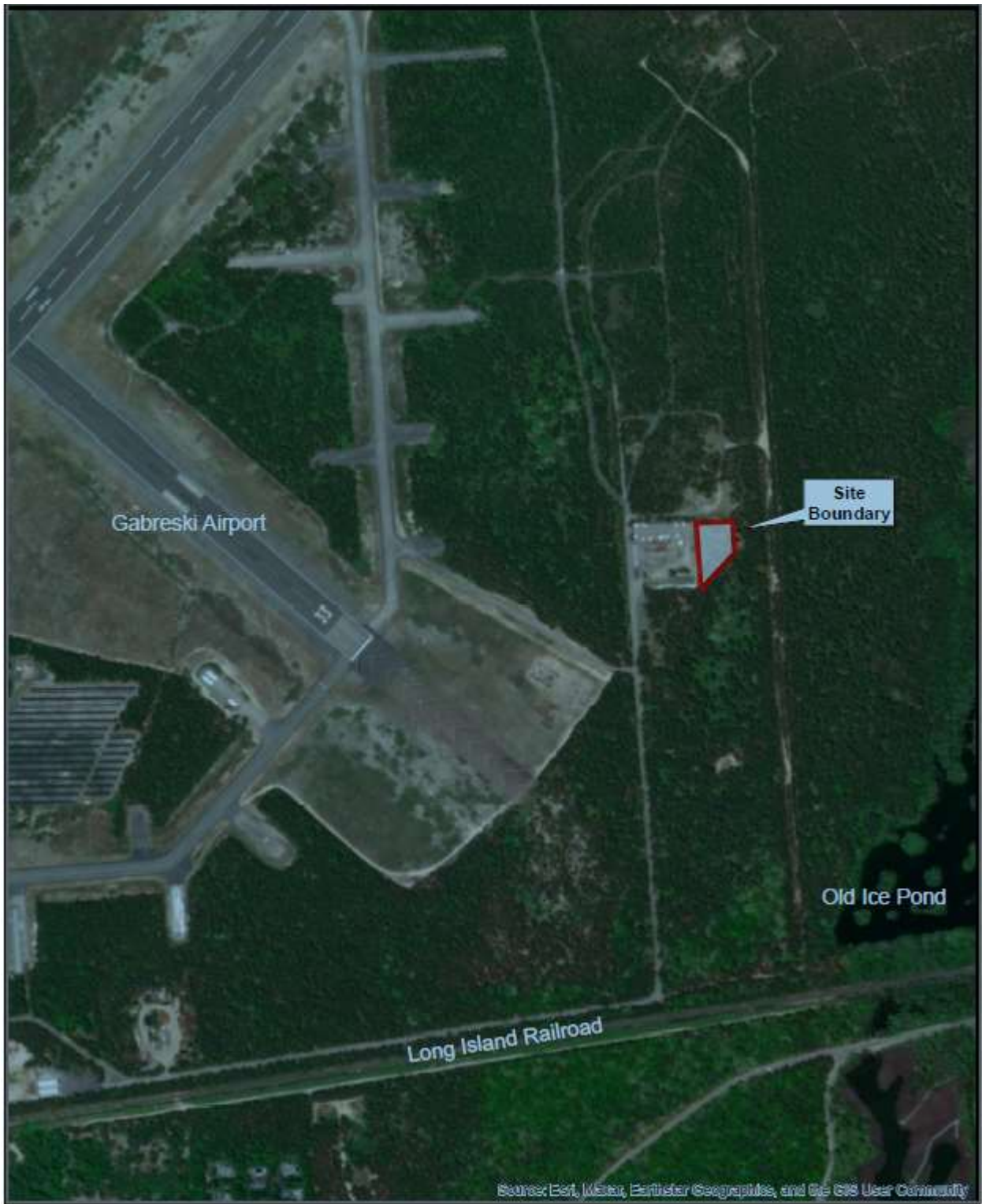
Sign up to receive site updates by email:
<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

DECinfo Locator

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

Site Location



Department of
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