



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/C152096/>

### The Smithtown Library

Kings Park Building  
1 Church Street  
Kings Park, NY 11754  
(631) 360-2480

## 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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Albany, NY 12237  
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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

Former Steck and Philbin  
Old Northport Road  
Kings Park, Suffolk County

**SITE No. C152096**

**NYSDEC REGION 1**

**August 2024**

## Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the Former Steck and Philbin site ("site") located at Old Northport Road, Kings Park, Suffolk County. Please see the map for the site location.

**Remedial Investigation Report:** The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by Cox Bros. LLC ("applicant").

- Access RIR and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C152096>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to public health or the environment. This decision is based on 1-4 Dioxane and polyfluoroalkyl substances (PFAS) in concentrations above ambient water quality guidance values that are impacting on-site and off-site groundwater. Based on analytical data the public supply wells in the vicinity of Steck and Philbin do not appear to be impacted by the site.

**Highlights of the Remedial Investigation Report:** PFAS compounds and 1,4-dioxane were reported in groundwater above the ambient water quality guidance values. Soil vapor sampling indicated the presence of methane and vinyl chloride near the construction and demolition landfill area. These exceedances are believed to be associated with the landfilled materials and past use of the site.

**Next Steps:** NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). The applicant may then develop a cleanup plan, called a "Remedial Action Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft 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.

# BROWNFIELD CLEANUP PROGRAM

**Site Description:** The Steck and Philbin site is a 25.43 acre site located in a suburban area. The site is located along the northeast side of Old Northport Road, approximately one-third of a mile east of Old Commack Road. The Site is currently vacant land with no structures and is vegetated throughout. Equipment and debris are present, left behind from the previous operator of the Construction and Demolition (C&D) landfill. Surface soils are exposed around the periphery of the site and uncapped landfill debris makes up the central mass of the site. The site is currently inactive and is zoned for industrial use. The surrounding parcels are industrial, commercial and residential. The Site is bounded by municipally owned land, commercial and municipal properties to the east, west, and south, across Old Northport Road. The closest residential properties are adjacent to the north. Past use of the site during the 1980s include use as sand mine, a transfer station, and C&D processing/disposal facility. Prior improper disposal led to solid waste investigations and violations by NYSDEC. A Phase II investigation was implemented in 2018 by the Suffolk County Land Bank (SCLB) to determine site contamination concerns prior to the site's entry in the BCP.

The site is planned to be cleaned up to meet industrial standards for soil and groundwater standards. The current redevelopment plan includes grading and paving the site to serve as parking and equipment storage for heavy machinery.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C152096) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/in dex.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 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 DEC 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.***

## Stay Informed With DEC Delivers

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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





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

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<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

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