



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

Alexander Klein, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9374  
[alexander.klein@dec.ny.gov](mailto:alexander.klein@dec.ny.gov)

### Project-Related Health Questions

Anthony Perretta  
NYSDOH  
Empire State Plaza, Corning Tower  
Albany, NY 12237  
(518) 402-7860  
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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, Nassau County

**SITE No. C152096**

**NYSDEC REGION 1**

**August 2024**

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former Steck and Philbin site ("site") located at Old Northport Road, Kings Park, Suffolk County. Please see the map for the site location.

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 the potential for off-site migration of contaminants in the groundwater. To address this threat, NYSDEC has developed the proposed remedy summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **August 28 through October 15, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C152096/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Industrial Use remedy consists of:

- Re-grading the site and installation of a 40-millimeter liner over the former landfill area.
- Installation of a site cover consisting of 6 inches of recycled concrete aggregate (RCA) and a 4-inch asphalt top course over the liner.
- Closure and removal of any unknown underground storage tanks that are encountered during remedial activities.
- Installation of a groundwater extraction and treatment system to remediate PFAS and 1-4 Dioxane contamination in groundwater, including the construction of two extraction wells and a pump station house.
- Construction of an offsite recharge basin to collect treated groundwater and stormwater runoff.
- Installation of a landfill gas collection and venting system consisting of 26 additional landfill gas vents and horizontal trenching for the collection and venting of landfill gas.
- Recording of an Environmental Easement to ensure proper industrial use of the site.

# BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Cox Bros, LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

**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 issued 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 will be cleaned up to the industrial use standard for soil and to groundwater standards, to the extent practicable.

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/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are per and polyfluoroalkyl substances (PFAS) and 1-4 Dioxane, which are present site-wide in groundwater. PFAS has been identified in site soils under the industrial limit. Landfill gas is present on-site in the form of methane. Vinyl chloride was detected in soil vapor in the northwest of the site but is not expected to pose an exposure risk. The site will be redeveloped into a parking lot for industrial equipment storage.

**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 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!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<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。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
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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.

**Contact: Alexander Klein, (518) 402-9374, and alexander.klein@dec.ny.gov**