



FACT SHEET

Brownfield Cleanup Program

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Site Name: Diamond Auto Service
DEC Site #: C152196
Site Address: 71-73 Cleveland Avenue
Bay Shore, NY 11706

November 2012

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 or Department) to address contamination related to Diamond Auto Service ("site") located at 71-73 Cleveland Avenue, Bay Shore, Suffolk County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
<http://www.dec.ny.gov/chemical/8450.html>

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 due to elevated concentrations of contaminants in air, soil vapor. The activities in the report have been designed to address the identified contamination and the threat posed.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from November 16, 2012 through December 31, 2012. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan and Proposed Decision Document

The remedy proposed for the site includes:

1. Remedial Design. A remedial design program would be implemented to provide the details necessary for the construction, operation, 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 gas 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; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

2. The property is currently concrete-paved and is occupied by an 8,000 square foot single-story building that was constructed in 1971. This cover will stay in place, however, if modified; a site cover will be installed to allow for commercial use of the site. The site cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where exposed surface soil exceeds the commercial use soil cleanup objectives (SCOs). Where the soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d). The soil cover will be placed over a demarcation layer. The excavation will be backfilled with soil meeting the backfill material requirements for commercial use as set forth in 6 NYCRR Part 375-6.7(d) with the upper six inches of the soil of sufficient quality to maintain a vegetative layer.

3. Install a sub-slab depressurization system (SSDS) in the current structure on the site to prevent exposure to site related contaminants which result from soil vapor intrusion. The mitigation system will eliminate any exposures by preventing contaminated soil vapor from entering the on-site building(s). It will extract sub-slab vapors, and actively vent to the outside air. Communication testing will be performed to verify that the radius of influence of the system provides adequate venting for all on-site structures. A passive SSDS was installed at the site by the applicant in April 2009 in an effort to mitigate any soil vapors. The system was installed "at risk" and without the Department's review and approval. The SSDS will be upgraded to an active system. Once the system has been upgraded to an active SSDS, a system communication test will be performed. Based on this testing, adjustments to the system may be proposed. Post-mitigation indoor air sampling will be conducted 30 days after system start-up and during the current or the subsequent heating season. Indoor air samples will be collected from the waiting and office areas, as well as in the operation areas. If post-mitigation sampling results do not indicate a significant decrease in the concentrations of VOCs in indoor air due to vapor intrusion, the reason will be identified and corrections will be made.

4. Institutional Control. Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- requires 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);
- allows the use and development of the controlled property for commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts 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;

- prohibits agriculture or vegetable gardens on the controlled property; and
- requires compliance with the Department approved Site Management Plan.

5. 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 7 above.

Engineering Controls: The soil cover discussed in Paragraph 2 and the sub-slab depressurization system discussed in Paragraph 3 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any additional buildings developed 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 soil vapor/indoor air to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department;
- monitoring for vapor intrusion for any buildings occupied or developed on the site, as may be required by the Institutional and Engineering Control Plan discussed in item above.

c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:

- compliance monitoring of treatment systems to ensure proper O&M as well as providing the data for any necessary permit or permit equivalent reporting;
 - maintaining site access controls and Department notification; and
 - providing the Department access to the site and O&M records.
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The proposed remedy was developed by DIAMOND AUTO SERVICE, INC. ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) 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.

Background

Location: The site is the Diamond Auto Service located at 71-73 Cleveland Avenue in Bayshore, Suffolk County.

Site Features: The site is 0.46 acres in size. The parcel is concrete-paved and is occupied by an 8,000 square foot single-story building that was constructed in 1971.

Current Zoning/Use (s): The site is currently zoned for commercial use and is an active automobile repair facility. Surrounding land use includes commercial and industrial.

Historic use(s) and source(s) of contamination: Chlorinated solvents were detected in the on-site sanitary system. The system has been remediated. Impact to groundwater and soil vapor has resulted. The contamination is attributed to a prior building tenant, Precision Metals Corporation, which operated a sheet metal shop and used tetrachlorethene (PCE) for degreasing.

Site Geology/Hydrogeology: Site soils consist of well sorted fine to medium sands. The average depth to groundwater at the site is 6 feet below grade and generally flows in a southerly direction.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C152196>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

The Bay Shore-Brightwaters Public Library
Attn: Reference Desk
1 South Country Road
Brightwaters, NY 11718
phone: 631-665-4350

Who to Contact

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

Project Related Questions

John Sheehan
Department of Environmental Conservation
Division of Environmental Remediation
Building 40 SUNY
Stony Brook, NY 11790-2356
631-444-0244
jcsheeha@gw.dec.state.ny.us

Site-Related Health Questions

Renata Ockerby
New York State Department of Health
Flanigan Square, Room 300 547 River Street
Troy, NY 12180
518-402-7880

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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