NEW YORK STATE | Department of Environmental Conservation

February 2015

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Site Name: Former Baron Blakeslee Site
DEC Site #: C152204
Address: 86 Cleveland Avenue, Bay Shore, NY 11706

Have questions? See "Who to Contact" Below

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) to address contamination related to Former Baron Blakeslee Site ("site") 86 Cleveland Avenue in 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."

The cleanup activities will be performed and funded by General Electric Company (GE) (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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 due to elevated concentrations of contaminants in soil and soil vapor.

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=C152204

How to Comment
NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from February 12, 2015 through March 30, 2015. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

Installing a soil vapor extraction (SVE) system in the on-site building to remediate contaminated soils and soil vapors from under the building. Historic use of the site as a chemical solvent distribution and storage facility has resulted in soil contamination from a class of chemical solvents known as volatile organic compounds (VOC). Volatile compounds have the ability to form vapors in the subsurface soil, which may migrate through the soil matrix and into the indoor air of overlying

buildings via a process known as soil vapor intrusion (SVI).

For more information on what SVI is, please refer to the following NYSDOH web page: http://www.health.ny.gov/environmental/indoors/vapor_intrusion/fact_sheets

The proposed remedy will eliminate or mitigate significant threats to the public health and to the environment presented by VOC contaminants disposed at the Site. SVE is an engineering control that protects the building occupants from potential exposure from SVI by removing VOCs from the soil under the building. SVE works by applying a powerful vacuum pump to a series of wells that have been installed into the soil beneath the building. The vacuum draws air through the soil matrix carrying the VOC vapors to the SVE wells. The vapors are then collected and treated to remove them from the airstream. The SVE system will be operated until sub-slab soil vapor concentrations no longer present a potential for soil vapor to impact indoor air, and until the soil concentrations no longer exceed the NYS Part 375 Soil Cleanup Objectives (SCOs) for Protection of Groundwater. It is estimated that the SVE system will be operated for approximately 2-5 years. The SVE can be designed with an option to later operate as a sub-slab depressurization system (SSDS) - a less powerful version of SVE- if long-term vapor mitigation measures are still required after the SVE operation is complete.

- The proposed remedy was selected because SVE has proven to be very effective at remediating VOC contamination in soil and soil vapors, especially in the sandy soils of Long Island.
- A conceptual remedial design was submitted as part of the RWP. A formal remedial design will be submitted for NYSDEC approval, following approval of the selected remedy.
- The proposed remedy will require the establishment of institutional controls via an environmental easement (EE) to restrict the Site to industrial use, and implementation of a Site Management Plan (SMP).
- The SMP will specify a) operation and maintenance of engineering controls, such as SVE and/or SSDS, b) Health and Safety protocols for construction workers, and c) Site inspection, monitoring and reporting requirements.
- The proposed remedy will address on-site contamination issues.
- It will be demonstrated to NYSDEC's satisfaction that the SVE/SSDS will provide adequate ventilation/protection under the entire building foot print.

Summary of the Investigation

The primary cause for concern at this Site is from potential exposure of building occupants to VOC vapors from under the building. Samples collected at the site from 2011-2013 indicate that VOCs, particularly tetrachloroethene (PCE) and trichloroethene (TCE) are present in the soil under the building slab. Elevated levels of PCE and TCE vapors have accumulated under the building slab posing a significant threat to indoor workers (current and future) who could potentially be exposed to VOCs via inhalation of soil vapors that have migrated from the soil and into the indoor air of the building.

Next Steps
NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document 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: This site is located in a heavily industrialized area just off the Sagtikos Parkway, in the hamlet of Bay Shore, Town of Islip, Suffolk County, Long Island. The site is bounded by Cleveland Avenue to the east, South Third Street to the north, Deer Park Sand and Gravel cement plant to the south and an aggregate reprocessing facility to the west.

Site Features: The site is approximately 1.84 acres in size. The land is flat and covered mostly by three interconnected buildings and pavement. A warehouse, office building, maintenance shop and tank storage area were constructed in 1977 by Baron Blakeslee, Inc. Later renovations enlarged the warehouse, connecting all three buildings and improving the total building space to approximately 47,000 square feet. Remaining grounds are comprised mainly of asphalt-paved parking and driveway areas with limited landscaped and vegetated areas occurring along the northern, eastern, and southern property boundaries. Groundwater is found at a depth of 10 feet below ground surface and flows to the SSE.

Current Zoning and Land Use: The site and surrounding area are zoned 2-industrial. Currently, site is only partially occupied. A GE appliance repair center occupies the southern-most building while the larger warehouse and office building spaces are vacant and for lease. The site is currently serviced with municipal water from the Suffolk County Water Authority (SCWA). Public sewer services are not available in the area and the site utilizes an on-Site septic system. Given the current industrial use of the site and surrounding properties, it is likely that the site will remain in industrial use for the foreseeable future.

Past Uses of the Site: Baron Blakeslee, a division of Purex Corporation of Lakewood Ca., operated as a solvent and chemical storage, repackaging and distribution facility for hydrocarbon solvents and other volatile organic compounds (VOC) from 1977 to 1984. It repackaged bulk chemicals and recycled spent solvents, acting as both a supplier and scavenger to many large industries in and around the Metro NYC area. By 1982, Baron Blakeslee was cited by the Suffolk County Department of Health Services (SCDHS) for poor housekeeping practices resulting in VOC contamination in on-site drywells, soils and the groundwater. Under order of SCDHS, Baron Blakelsee cleaned out the drywells and installed a pump and treat system to remediate groundwater contamination. The pump and treat system operated from January 1985- January 1989.

The Town of Islip Industrial Development Authority (IDA) owned the property from June 1984 through November 1991, leasing it to Aircraft Turbine Services (ATS), a subsidiary of Airwork Corporation/Purex Corporation, which assumed responsibility of the ongoing environmental remediation. The site changed ownership several times between 1991 and 1997, but remained a maintenance facility for aircraft engines, operating under several names including UNC Accessory

Services NY, CAMCO and Greenwich Air Services (GAS). GAS was acquired by General Electric in 1997. Operations reportedly ceased by April 1998.

Three remediation sites lie within ¼ mile of the Former Baron-Blakeslee site: Diamond Auto (C152196), Chemical Pollution Control (152015) and Sonia Road Landfill (152013).

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

FOR MORE INFORMATION

Where to Find Information

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

Brentwood Public Library
34 Second Avenue
Brentwood, NY 11717
631-273-7883

Selected project documents are also available on the NYSDEC website at:
http://www.dec.ny.gov/chemical/8431.html.

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

Project Related Questions
Bob Corcoran
New York State Department of Environmental Conservation
625 Broadway, Albany, NY 12233
518-402-9658
bob.corcoran@dec.ny.gov

Site-Related Health Questions
Steven Karpinski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
beei@health.ny.gov

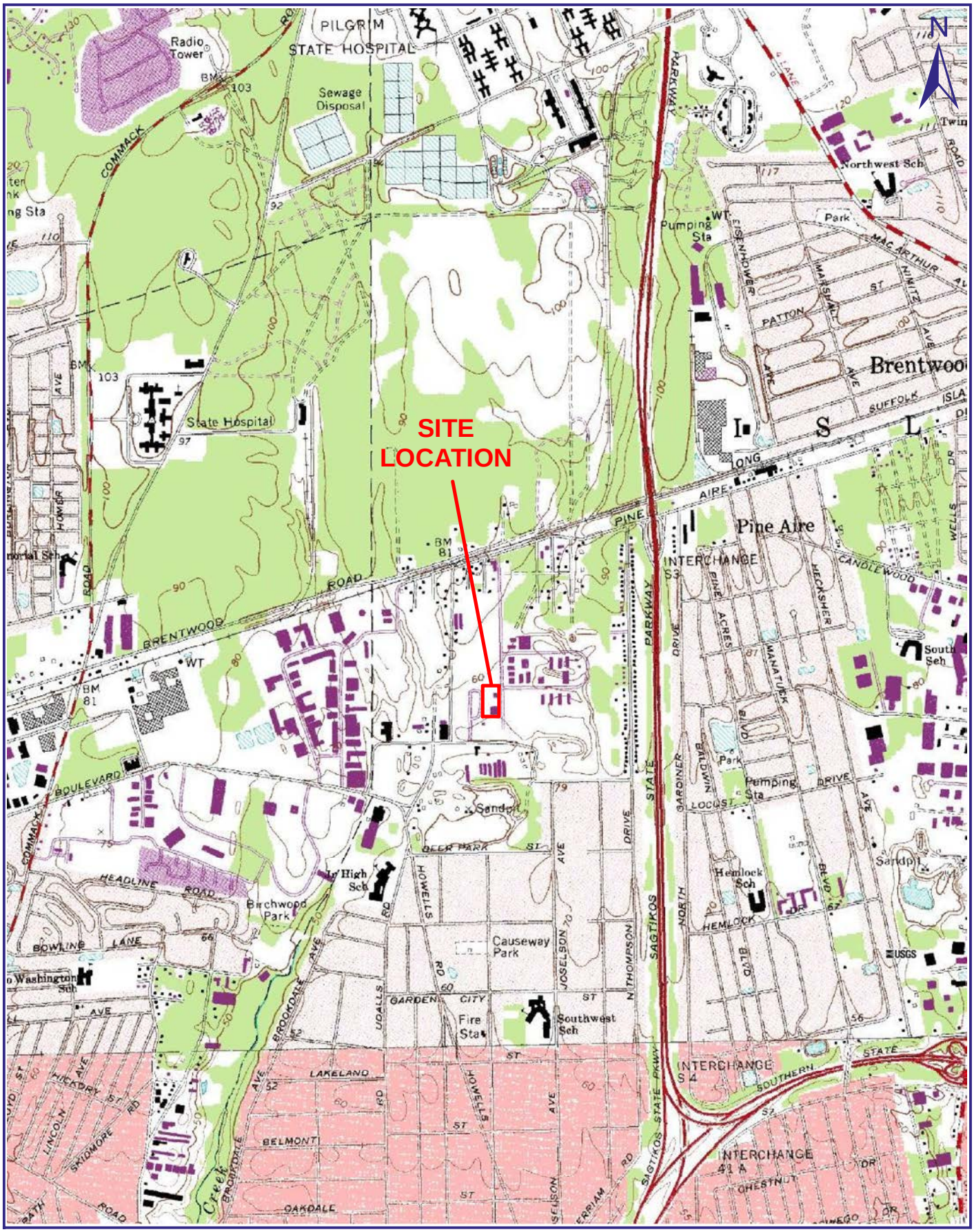
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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.

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



Author: PThorn Path: P:\GIS\GE\Bayshore\PDI_Workplan\Site_Location.mxd 1/22/2014

Brown AND Caldwell

FIGURE 2-1
SITE LOCATION
FORMER BARON BLAKESLEE SITE
BAY SHORE, NEW YORK

Source: USGS Topographic Quadrangles
Greenlawn abd Bay Shore West Quads

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Feet