

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

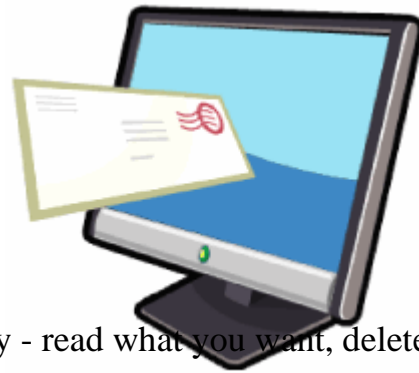
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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# FACT SHEET

## Brownfield Cleanup Program

**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

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

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Baron Blakeslee Site ("site") located at 86 Cleveland Avenue, Bay Shore, Suffolk County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by General Electric Company ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

#### Highlights of the Site Cleanup:

The remedy which has been implemented is a soil vapor extraction (SVE) system in the on-site building to remediate contaminated soils and soil vapors from under the building.

The remedy will eliminate or mitigate significant threats to the public health and to the environment presented by volatile organic compounds (VOCs) disposed at the Site. SVE is an engineering control that protects the building occupants from potential exposure from soil vapor intrusion 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 the NYSDEC determines that it can be shut down. It is estimated that the SVE system will be operated for approximately 2-5 years. A sub-slab depressurization system (SSDS) - a less powerful version of SVE - has been installed along with the SVE system in case long-term vapor mitigation measures are still required after the SVE operation is complete.

#### Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

## **Background**

**Location:** This site is located in a heavily industrialized area just off the Sagtikos Parkway, in the unincorporated village 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 redi-mix concrete plant to the south, and an aggregate reprocessing facility to the west.

**Site Features:** The site is 1.81 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.

**Current Zoning and Land Use:** The site and surrounding area are zoned industrial. Currently, the 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 Use(s) 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, servicing many large industries in and around the Metro NYC area.

Environmental issues arose shortly after the company began operations in 1977. By 1978, 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 and in the groundwater. Under order by SCDHS, Baron Blakeslee 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. Subsequent building renovations encased much of the residual surface soil contamination below the building floor slabs.

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.

General Electric Corp (GE) signed an Order on Consent in 2010 to conduct a site characterization (SC) investigation of the site. The SC was completed in April 2013. GE applied for entry into the Brownfield Cleanup Program (BCP) in September 2013 after the Department deemed that additional remedial action at the site is necessary.

Site Geology and Hydrogeology: Site topography is flat and soils consist of well sorted fine to medium sands. Groundwater is found at a depth of 10 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/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C152204>

**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  
Attn: Thomas A. Tarantowicz, Director  
34 Second Avenue  
Brentwood, NY 11717-4642  
phone: 631-273-7883

## Who to Contact

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

### Project Related Questions

Bob Corcoran  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7015  
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**

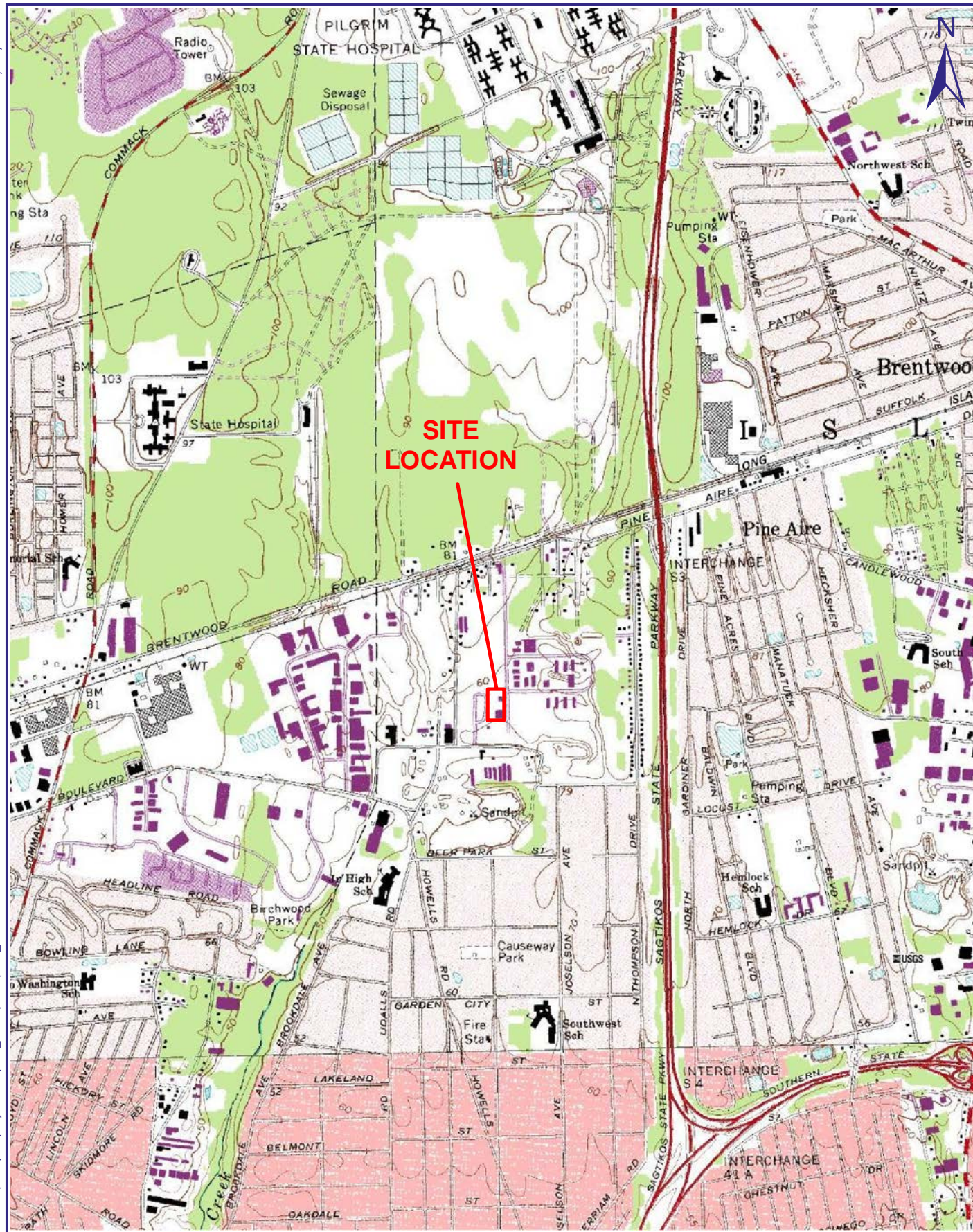
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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





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

Source: USGS Topographic Quadrangles  
 Greenlawn and Bay Shore West Quads

