



# FACT SHEET

## Brownfield Cleanup Program

175 Roger Avenue  
C130164  
Inwood, NY

December 2006

### Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate 175 Roger Avenue located at 175 Roger Avenue in Inwood, Town of Hempstead, Nassau County, New York (see map for the location of the site). The draft "Remedial Investigation Work Plan" was submitted by 175 Roger Avenue, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by 175 Roger Avenue, LLC to participate in the BCP. The application proposes that the site will be used for commercial purposes.

#### Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from May 11, 2007 through June 11, 2007. The draft RI Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

John Sheehan  
New York State Department of Environmental Conservation  
Stony Brook University  
50 Circle Road  
Stony Brook, New York 11790-3409

**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 and business.

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:  
[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

#### Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
  - 2) identify the source(s) of the contamination;
  - 3) assess the impact of the contamination on public health and/or the environment; and
  - 4) provide information to support the development of a Remedial Work Plan to address the contamination.
- The investigation will be performed by 175 Roger Avenue, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Soil and groundwater exhibiting petroleum hydrocarbons, chlorinated hydrocarbons and metals in excess of NYSDEC guidance values have been previously documented on the Site.

The following activities are planned as part of this remedial investigation:

- additional characterization of documented on-Site soil and groundwater contamination;
- horizontal delineation of petroleum and chlorinated solvent plumes, including off-Site delineation to the south along Bayview Avenue;
- vertical delineation of the chlorinated solvent plume;
- groundwater flow direction and tidal influence survey;
- hydraulic conductivity tests;
- biodegradation indicator compound collection and analysis; and
- contaminant fate & transport modeling.

### **Next Steps**

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repository (see below). After the RI Work Plan is approved, 175 Roger Avenue LLC may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take 30 days.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of 175 Roger Avenue.

### **Background**

The Site is located at the southwest corner of the intersection of Roger Avenue and Gates Avenue in a primarily commercial and residential area. Historically, the Site has been used for sheet metal fabrication, warehouse space and automotive repair operations. The Site is approximately 5 acres in size and is improved with an approximately 155,000 square foot, one-story, warehouse building. The Site was developed in three stages from 1954 through 1967. The Site was used as a “Sheet Metal Fabrication” factory since at least 1961. Rockaway Metal Products occupied the Site from approximately 1971 until circa 1987. The Site was used as a warehouse by various tenants from 1990 through 2004, including the most recent tenant, Long Island Party Rentals. In 2000 the Site was also formerly occupied by Gunter Auto Shop, an auto repair shop.

From the late 1970’s through 1987, Rockaway Metal Products, Inc. manufactured sheet metal office cabinets and partitions. As part of daily operations, spent solvents, paint products and waste oil were collected in 55-gallon drums and temporarily stored in an outdoor drum storage area. Subsequently, the drummed liquids were transferred to a permanently stationed steel, 5,000-gallon tanker trailer located on the exterior of the building. On September 4, 1987, Rockaway Metal Products filed for bankruptcy and abandoned the Site. On June 15 and 16, 1992, USEPA personnel conducted a site inspection and discovered the following: approximately 235-240 55-gallon deteriorated and leaking drums, a 5,000-gallon tanker trailer in poor condition, dry wells that appeared to contain sludge materials and underground storage tanks (USTs) that contained potentially flammable liquids. Significant staining was also noted along the northern and southern portion of the Site as a result of the leaking drums and poor housekeeping. From August 1993 through April 1995, approximately 240 55-gallon drums of waste materials were removed from the site. The tanker trailer and one 1,000-gallon heating oil UST located

beneath the sidewalk of Gates Avenue were removed from the Site. One 5,000-gallon heating oil UST, one 1,000-gallon xylene and one 1,000-gallon "Solvesso" (a petroleum based solvent) UST was abandoned in place.

A Phase II Environmental Site Assessment was conducted by ATC Associates, Inc in May/June 2005. Elevated levels of volatile organic compounds (VOCs) were detected in the vicinity of the abandoned USTs. Ten soil borings were converted to monitoring wells and sampled. Several VOCs and semi-volatile organic compounds (SVOCs) were detected in the groundwater in the area of the abandoned USTs. Chlorinated VOCs were measured in the groundwater near the southeast corner of the Site building, along Gates Avenue, in excess of NYSDEC groundwater standards. Elevated metal concentrations were detected in the groundwater throughout the Site and within in the sediments of each of the Site's nine (9) drywells. Elevated levels of VOCs and SVOCs were detected in the sediment sample from only one of the nine drywells tested. No elevated VOCs, SVOCs or metals were detected in soil samples collected adjacent to the drywells.

The Brownfield Cleanup application, dated December 9, 2005, was submitted by 175 Roger Avenue, LLC to the NYSDEC. The NYSDEC deemed the application eligible on April 4, 2006. The Brownfield Cleanup Agreement was executed on November 8, 2006.

## **FOR MORE INFORMATION**

### **Document Repository**

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

Peninsula Public Library  
280 Central Avenue  
Lawrence, New York 11559  
516-239-3292

### **Who to Contact**

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

#### Project Related Questions

John Sheehan  
New York State Department of Environmental  
Conservation  
Stony Brook University  
50 Circle Road  
Stony Brook, New York 11790-3409  
631-444-0240  
jcsheeha@gw.dec.state.ny.us

#### Health Related Questions

Ms. Sharon McLelland  
New York State Department of Health  
547 River Street  
Troy, New York 12180-2216  
518-402-7850  
spm03@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.



