

**FACT SHEET****Brownfield Cleanup  
Program****Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.****Site Name:** Former Jericho Marine (Deja Vu Inc.)**DEC Site #:** C152205**Address:** 269 E. Montauk Highway  
Lindenhurst, NY 11757**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 the Former Jericho Marine (Deja Vu Inc.) site ("site") located at 269 E. Montauk Highway, Lindenhurst, 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."

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 groundwater, soil. 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 **February 14, 2013** through **March 31, 2013**. The proposed plan 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.

**Draft Remedial Work Plan and Proposed Decision Document**

The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

1. The excavation and treatment of a second area of subsurface soil contamination. Based on soil borings installed throughout this area, the impacted soil area covers approximately 850 square feet and extends to a depth of 10 to 15 feet below grade. This area will be excavated to remove Volatile Organic Compounds (VOCs) impacted soils.
2. The treatment of impacted site groundwater using chemical oxidation. Fourteen injection points will be installed within the area of the excavation and extend just west of the building near the southern boundary of the property, downgradient of the secondary source area.

Injections at this location will deliver oxidant through residual soil contamination in this area, allowing it to flow south with groundwater treating the VOC plume.

3. A Site Management Plan (SMP) that includes an Engineering and Institutional and Engineering Controls Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the institutional and/or engineering controls remain in place and effective.

The proposed remedy was developed by the Brownfield Cleanup Program (BCP) applicant after performing a detailed investigation of the site under New York's BCP.

#### *Summary of the Investigation*

Based on the results of the Remedial Investigation (RI) that was conducted at the site, the primary contaminants of concern at this time are Volatile Organic Compounds (VOCs), specifically weathered gasoline compounds.

Prior to the RI being conducted, a source area of soil and groundwater contamination was revealed to exist in the western sector of the property. To address the western area of the site, the implementation of an Interim Remedial Measure (IRM) was conducted in 2007-2008. Included was the remediation of the identified source area, the site's sanitary cesspool and a site dry well. As part of the IRM, approximately 241 tons of contaminated soil were excavated and disposed of off-site. Following the removal of affected soil, a dry chemical oxidant was added to the base of the excavation to address residual contamination that remained in the soil and groundwater in that area.

The RI, which was implemented in 2009, revealed a second source area of contamination located in the former dispenser area of the property. Elevated VOC concentration in groundwater were found both within and downgradient of this secondary source area. The investigation also identified a plume of contaminated groundwater that appears to be migrating off-site.

Remediation of this site is required to address this contamination and the potential exposures associated with the contamination.

#### **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**

Site Location: The site is located at 269 East Montauk Highway between Deauville Parkway and Venetian Boulevard in Lindenhurst, Town of Babylon, Suffolk County.

**Site Features:** This site is approximately 0.5 acres in size and is situated in a suburban area approximately one mile north of the Great South Bay, 1/4 mile west of Santapogue Creek and a 1/4 mile east of Nuguntatoque Creek. The surrounding properties to the north and west are predominately classified as commercial. A residential condominium complex exists immediately across Montauk Highway from the site. To the south and east are single family residential homes. The main site feature includes a derelict 1900 square feet. one story masonry building, which was originally utilized as a service station. The remainder of the site consists of an asphalt parking lot with areas of grass cover.

**Current Zoning/Use(s):** The site is currently zoned for commercial use and is currently occupied by a derelict single-story masonry building, which was originally utilized as a service station. A 12 ft x 60 ft office trailer is located in the northeastern corner of the lot. The trailer is currently being utilized as a real estate office.

**Historic Use(s) and Source(s) of Contamination:** The site was first developed in 1962 and operated as a Shell gasoline station/automobile repair shop until 1974. At that time, the property was renovated and operated as a convenience store until 1979 when the property was sold to Suffolk Marine Center. Suffolk Marine Center operated a new and used boat retail business known as Jericho Marine. The property was abandoned at some time in 1995 and since then has been inactive with the exception of the real estate business being operating out of a field office trailer. Past site activities have impacted site soils and groundwater with predominately petroleum related compounds.

**Site Geology/Hydrogeology:** Soils at the site are classified as Urban Land (Ug) soils, which contain a mix of sand, silt and fill material. Groundwater is present at between 8 and 12 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=C152205>

**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.

Lindenhurst Memorial Library  
Attn: Reference Desk  
1 Lee Ave  
Lindenhurst, NY 11757  
phone: 631-957-7755 extension 118

### 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

SUNY at Stony Brook 50 Circle Road

Stony Brook, NY 11790-3409

631-444-0240

jcsheeha@gw.dec.state.ny.us

#### Site-Related Health Questions

Ms. Sharon McLelland

New York State Department of Health

Empire State Plaza Corning Tower Room 1787

Albany, NY 12237

(518)-402-7880

BEEI@health.state.ny.us

**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 1 – SITE LOCATION**

269 EAST MONTAUK HIGHWAY  
LINDENHURST, NEW YORK 11757



**ENVIRONMENTAL BUSINESS CONSULTANTS**  
1808 MIDDLE COUNTRY ROAD, RIDGE, NEW YORK 11961  
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