

(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:** South Shore Outdoor  
**DEC Site #:** C152228 Operable Unit 01 \*  
**Address:** 1760 Fifth Avenue  
Bay Shore, NY 11706

Have questions?  
See  
"Who to Contact"  
Below

## **Draft Investigation Work Plan for Brownfield Site Available for Public Comment**

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the South Shore Outdoor site ("site") located at 1760 Fifth Avenue, Bay Shore, Suffolk County. Please see the figures 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."

### **Draft Investigation Work Plan**

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Fifth & Candlewood, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

### **How to Comment**

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **June 11, 2014** through **July 11, 2014**. The proposed plan is available for 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.

### **Highlights of the Proposed Site Investigation**

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

A Site Characterization (SC) was finalized in 2007. The SC identified a drywell as a potential source of contaminated soil and groundwater. Sampling indicated elevated levels of Volatile Organic Compounds (VOCs). A VOC groundwater plume was identified emanating from the drywell in a southeast direction. Sampling evidence indicates that hazardous materials were disposed in the drywell although the circumstance of this disposal is unknown.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the work

*\*Operable Unit:* An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

## **Background**

**Location:** The site is located at the corner of Fifth Avenue and Candlewood Road in the Town of Bay Shore, Suffolk County. The site is 1.89 acres in size.

**Site Features:** The area is pitched slightly to the east. The entire lot is comprised of a single building, asphalt parking lots, and a small landscaped area. Approximately 75% of the lot is covered by the main building.

**Current Zoning/Use(s):** The site is currently used for Commercial and Industrial use. The intended use of the site is for Commercial. The land directly to the west, south and east is commercial or industrial. To the north and to the southeast of 5th Avenue is residential and commercial.

**Historical Use:** The site consisted of undeveloped forested land until 1966 when the lot was cleared for development. The site building was constructed sometime before 1969 and was a manufacturer of printed circuit boards. A window manufacturer and installer occupied the site sometime in the mid-1980's.

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**Site Geology:** The site is underlain by the Upper Glacial Aquifer, an unconsolidated mixture of sand and gravel. The estimated average hydraulic conductivity of the Upper Glacial Aquifer is 270 ft/day horizontally and 27 ft/day vertically. The Upper Glacial Aquifer has an average thickness of approximately 100 feet in the vicinity of the site. Depth to groundwater is approximately 35 feet. Groundwater flows to the south-southeast.

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=C152228>

**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 may 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 2nd Avenue  
Brentwood, NY 11717  
phone: (631) 273-7883

### Who to Contact

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

#### Project Related Questions

Henry Wilkie  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7015  
518-402-9611  
[hjwilkie@gw.dec.state.ny.us](mailto:hjwilkie@gw.dec.state.ny.us)

#### Site-Related Health Questions

Nathan Freeman  
New York State Department of Health  
Empire State Plaza, Corning Tower, Room 1787  
Albany, NY 12237  
(518)402-7860  
[BEEI@health.state.ny.us](mailto: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.**

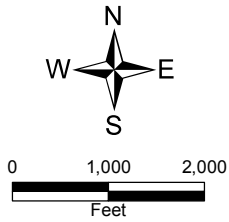
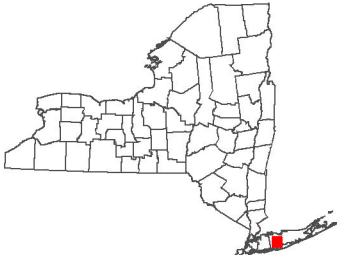
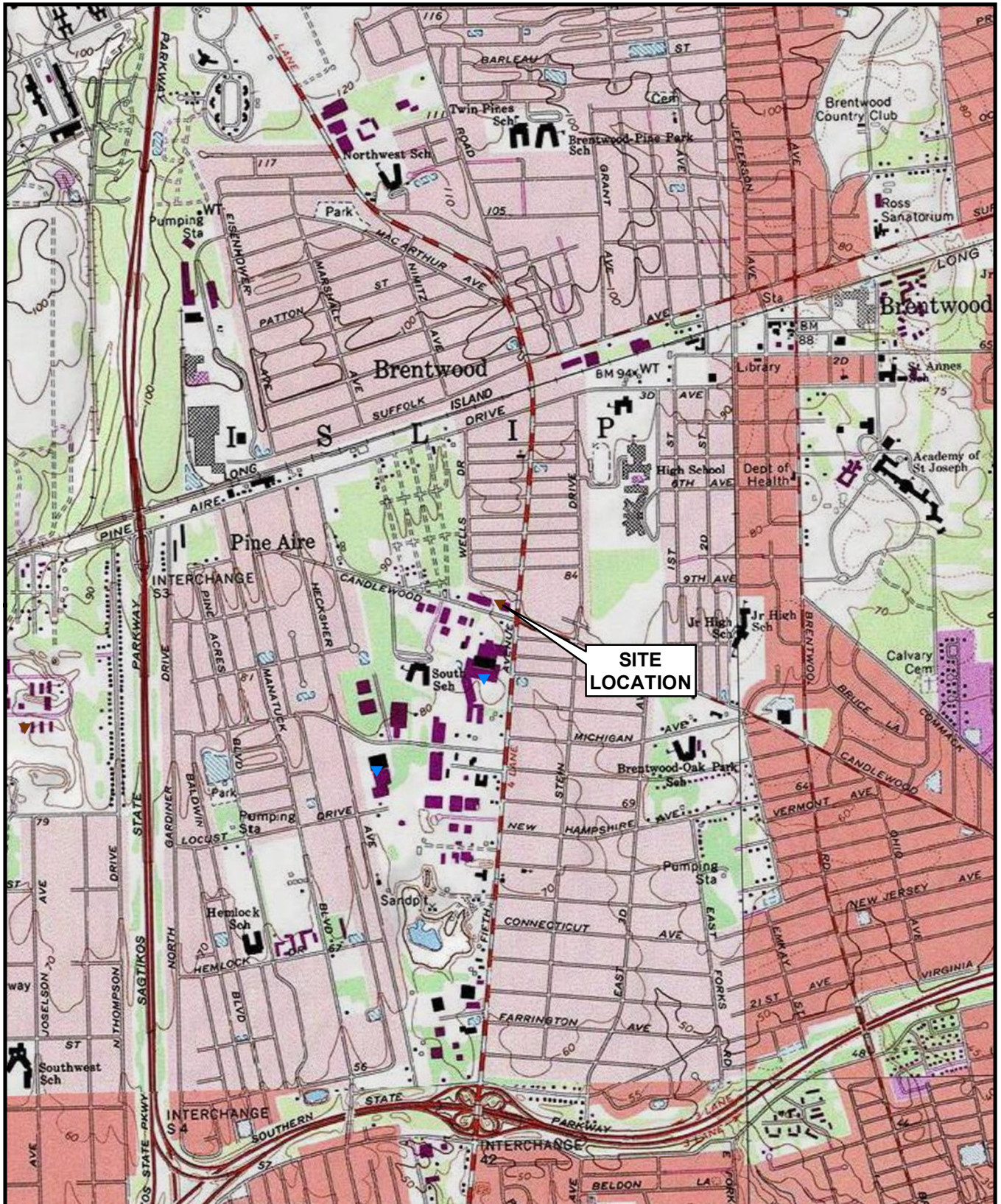
#### **Receive Site Fact Sheets by Email**

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*.



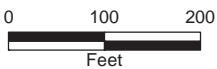
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



**Figure 1**  
 Site Location Map  
 South Shore Outdoor  
 Town of Islip, Suffolk County  
 Site No. C152228





**Figure 2**  
Site Map  
South Shore Outdoor  
Town of Islip, Suffolk County  
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