



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
Address: 1760 Fifth 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 South Shore Outdoor site ("site") located at 1760 Fifth Avenue, Bay Shore, Suffolk County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

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>

The cleanup activities were performed by Fifth & Candlewood, LLC, First Hartford Realty Corporation, and First BTS Brentwood, LLC ("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:

In the Spring of 2017, approximately 210 cubic yards of soil exceeding commercial-use soil cleanup objectives (SCOs) was excavated from the on-site leach pools/drywells, and beneath the former building slab based upon screening data and observation.

Soil cover and capping - A minimum of the top two feet of site soils and a demarcation layer have met commercial SCOs in areas of the site not already covered by buildings, sidewalks, and pavement to allow for commercial use of the site.

Monitored natural attenuation (MNA) was selected as the remedy to address residual groundwater impacts. On-going groundwater monitoring will continue, providing an understanding of the biological activity and break down of the contaminants present in groundwater.

A passive sub-slab ventilation (SSV) system and a vapor barrier system were installed to ensure public health is being protected by addressing the potential for vapor intrusion. Post-mitigation sampling will determine whether the SSV system remains passive or is transitioned to an active system.

An Environmental Easement was placed on the property to restrict land use to commercial operations and prevent future exposure to any contamination remaining at the site.

Implementation of a Site Management Plan for long term management of residual contamination as required by the Environmental Easement, including plans for (1) Institutional and Engineering Controls, (2) monitoring, and (3) reporting.

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: The site is located at the corner of Fifth Avenue and Candlewood Road in the Hamlet of Bay Shore, Suffolk County. The site is 1.89 acres in size. The property lot is listed as Section 182, Block 1, Lot 37.

Site Features: The area is pitched slightly to the east. A small landscaped area exists at the eastern most portion of the site. The original structure occupying the property has been demolished. Redevelopment of a new site is underway.

Current Zoning/Use(s): The existing zoning district is Industrial 1. The Town of Islip is currently considering a proposed zoning district change to Business 1. The site is currently used for commercial use. The intended use of the site will be 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.

Historic 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. Business operations conducted here by the former owner, South Shore Outdoor, consisted of screen-printing, embroidering, and retail wholesale of apparel and team uniforms. The property was sold on December 31, 2016.

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 drywells in a southeast direction. Sampling indicates that hazardous materials were disposed in the drywells although the circumstance of this disposal is unknown.

Site Geology and Hydrogeology: 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.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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

Richard Mustico
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7017
518-402-9647
richard.mustico1@dec.ny.gov

Site-Related Health Questions

Mark Sergott
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.



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Feet

Figure 2

Site Map

South Shore Outdoor
Town of Islip, Suffolk County
Site No. C152228

