DECISION DOCUMENT

30 Stewart Ave Site
Brownfield Cleanup Program
Huntington, Suffolk County
Site No. C152243
December 2019

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

30 Stewart Ave Site
Brownfield Cleanup Program
Huntington, Suffolk County
Site No. C152243
December 2019

Statement of Purpose and Basis

This document presents the remedy for the 30 Stewart Ave site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the 30 Stewart Ave site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

Based on review of the remedial actions (RAs) undertaken, the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment; therefore No Further Action is the selected remedy. The RAs conducted are discussed in Section 6.2.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

December 31, 2019

Date

George W. Heitzman
Assistant Division Director

DECISION DOCUMENT

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SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site resulted in threats to public health and the environment that were addressed by remedial actions (RAs) undertaken at the site. The RAs undertaken at this site are discussed in Section 6.2.

Based on the implementation of the RAs, the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment. The RAs conducted at the site attained the remediation objectives identified for this site, which are presented in Section 6.5, for the protection of public health and the environment. No Further Action is the selected remedy. A No Further Action remedy may include continued operation of any remedial system installed during the RA and the implementation of any prescribed controls that have been identified as being part of the remedy for the site. This Decision Document identifies the RAs conducted and discusses the basis for No Further Action.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comments on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

Huntington Public Library
Attn: Teresa Schwind

338 Main Street
Huntington, NY 11743
Phone: 631-427-5165 extension 202

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location:
The site is located at 30 Stewart Avenue, situated in a mixed residential/retail/light commercial area in the Town of Huntington, Suffolk County. The site is approximately 650 feet northeast of the intersection of New York Avenue (Route 110) and Main Street (Route 25A).

Site Features:
The site covers 0.40 acres and is identified as Section 72, Block 2 Lot 19.001 on the Suffolk County tax map. Two buildings formerly occupying the site were demolished during the re-development process. The site is currently occupied by a newly constructed three-story, mixed-use building with 5,321 square feet of proposed retail space on the first floor and 14,856 square feet split equally between the second and third floors intended as residential space. The building includes a 2,200 square foot partial basement located in the southeast corner. The remaining areas are covered by asphalt parking lots. A stormwater recharge system is installed under the parking area.

Current Zoning and Land Use:
The site property is located within an active commercially zoned area. The newly constructed building is not yet occupied. The surrounding parcels are currently used for a combination of commercial, light industrial, office and residential.

Past Uses of the Site:
The property was initially developed sometime between 1902 and 1908 with a dwelling/residence in the southern portion of the site, and a Consolidated Ice Company facility in the northern portion of the site. By 1914, the ice facility was expanded to the central portion of the site and is referred to as the Consolidated Ice Company of Huntington. The ice business ceased operating at the site sometime between 1930 and 1946 and was demolished in 1946. By 1968, the site was occupied by a private garage facility and a vehicle maintenance shop. Between 1982 and to at least 1991, the site was used for cabinet making and auto repair. More recently, the site housed a drapery/upholstery business, an apartment and a lobster wholesale and

distribution facility.

Site Geology and Hydrogeology

The upper one foot of material at the project site is fill that is comprised of fine-to-coarse grained sand, with a trace of gravel and brick fragments. The sediments beneath this unit are comprised primarily of layers of fine to medium, and fine to coarse-grained sands, with little gravel and silt. The water table at the project site was present at a depth of between about 7 feet and 10 feet below grade. Regional groundwater flow maps that include the project site area indicate that the shallow groundwater flow at the project site is from southeast to northwest.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative which allows for unrestricted use of the site was evaluated.

A comparison of the results of the investigation against unrestricted use standards, criteria and guidance values (SCGs) for the site contaminants is available in the Remedial Investigation (RI) Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and

sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor
- indoor air

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site are:

benzene	benzo(b)fluoranthene
toluene	benzo(a)anthracene
ethylbenzene	benzo(k)fluoranthene
xylene (mixed)	dibenz[a,h]anthracene
lead	indeno(1,2,3-CD)pyrene
mercury	chrysene

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media and areas of the site required remediation. These media were addressed by the Remedial Actions described in Section 6.2. More complete information can be found in the RI Report and the Final Engineering Report.

6.2: Remedial Actions

During the course of the remedial investigation, the Volunteer conducted certain remedial activities (RAs) outside the Brownfield Cleanup Program, while actively redeveloping the site. These activities included the following:

Underground Storage Tank Removal- A leaking 550-gallon underground fuel oil tank was removed during the investigation. Approximately 140-cubic yards of petroleum-impacted soil was excavated to a depth of 13-feet below grade and disposed of at a permitted disposal facility. Endpoint sampling documented all petroleum-contaminated soil was removed. The removal action was overseen by the NYSDEC spills program and is documented under Spill No.: 1411279.

Soil Removal- The site was excavated to remove all contaminated soil exceeding unrestricted use soil cleanup objectives. Approximately 6,076 tons of soil was removed and disposed of at a permitted off-site disposal facility. The excavations, which varied in depth across the site, were conducted outside of a Department-approved work plan. The Volunteer documented, through post-excavation endpoint sampling, that the contamination was successfully removed.

Based on review of the completed RAs, which achieved unrestricted soil cleanup levels, the site no longer poses a threat to human health or the environment; therefore, No Further Action is the selected remedy.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Prior to remediation, on-site soil and groundwater were contaminated with volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals, which were present site-wide in shallow soil and groundwater. The primary contaminants of concern were from petroleum related compounds benzene, toluene, ethylbenzene and xylenes (collectively referred to as BTEX) from a leaking on-site 550-gallon fuel oil underground storage tank, and SVOCs and metals attributed to historic fill material (e.g. brick and asphalt present in shallow soils on-site).

Off-site, an adjacent upgradient property with leaking underground petroleum tanks was determined to be the source of BTEX groundwater contamination impacting the southwest corner of the site. The adjacent property was remediated under the NYSDEC spills program-Spill No.: 1506371. Two underground tanks, a 1,000-gallon fuel oil tank and a 2,000-gallon gasoline tank were removed from the former Town Hall property in 2015. This work was followed by soil removal and contaminated groundwater pumping occurring over subsequent months/years. The spill was closed in March 2019.

Soil: Twenty-eight shallow soil borings were advanced to a depth of 4-feet. Soil samples collected were analyzed for VOCs, SVOCs, metals, polychlorinated biphenyls (PCBs) and pesticides. Soil analytical results were compared to the New York State 6NYCRR Part 375-6.8 Unrestricted Use Soil Cleanup Objectives (UUSCOs).

VOC exceedances of UUSCOs were primarily the BTEX compounds referenced above. SVOC exceedances of UUSCOs consisted of polycyclic aromatic hydrocarbons (PAHs)-benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, chrysene, dibenz(a,h)anthracene and indeno(1,2,3-cd)pyrene. Lead and mercury were detected above UUSCOs throughout the site while copper, nickel and zinc had minor occasional exceedances of standards. SVOC and metals contamination is common to sites with historic fill and/or prior commercial use.

Groundwater: Eight groundwater monitoring wells were installed to assess groundwater quality across the site. Samples were analyzed for VOCs, SVOCs, metals, PCBs, pesticides and the emerging contaminants (i.e., 1,4-dioxane and per-and-poly-fluorinated substances (PFAS)). Groundwater analytical results were compared to New York State 6NYCRR Part 703.5 Class GA Ambient Water Quality Standards and Guidance Values (AWQS).

The highest VOC detections were for BTEX and other petroleum-related compounds in the southwest corner of the site. Infrequent exceedances for some non-petroleum VOCs, SVOCs, metals and pesticides were also documented. PFAS was analyzed in select groundwater wells as part of New York State's emerging contaminant sampling initiative. Results were compared to screening levels developed by the USEPA. PFAS levels detected in groundwater do not warrant further action.

Post-Remediation:

Groundwater contamination on the site was addressed by the NYSDEC Spills program remediation of the off-site, upgradient spill, Spill No. 1506371, referenced above. The Underground Storage Tank Removal remedial action, documented in Section 6.2, removed the source of contamination VOC in soil.

Sitewide SVOC and metals contamination in soil was remediated through excavation, which achieved unrestricted soil cleanup objectives.

A soil vapor intrusion evaluation of potential indoor air impacts to the building occupants was performed. Indoor air in the new on-site building was not found to be impacted by site-related contamination.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Actions taken during site development have eliminated the potential for contact with site related contaminants in soil. Volatile organic compounds in soil vapor (air spaces within the soil) may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Sampling indicates soil vapor intrusion is not a concern for this site.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Prevent the discharge of contaminants to surface water.
- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

During the course of the remedial investigation, the Volunteer conducted certain remedial activities, as discussed in Section 6.2. Based on review of the RAs, the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment; therefore No Further Action is the selected remedy.

Figure 1- Site Location Map

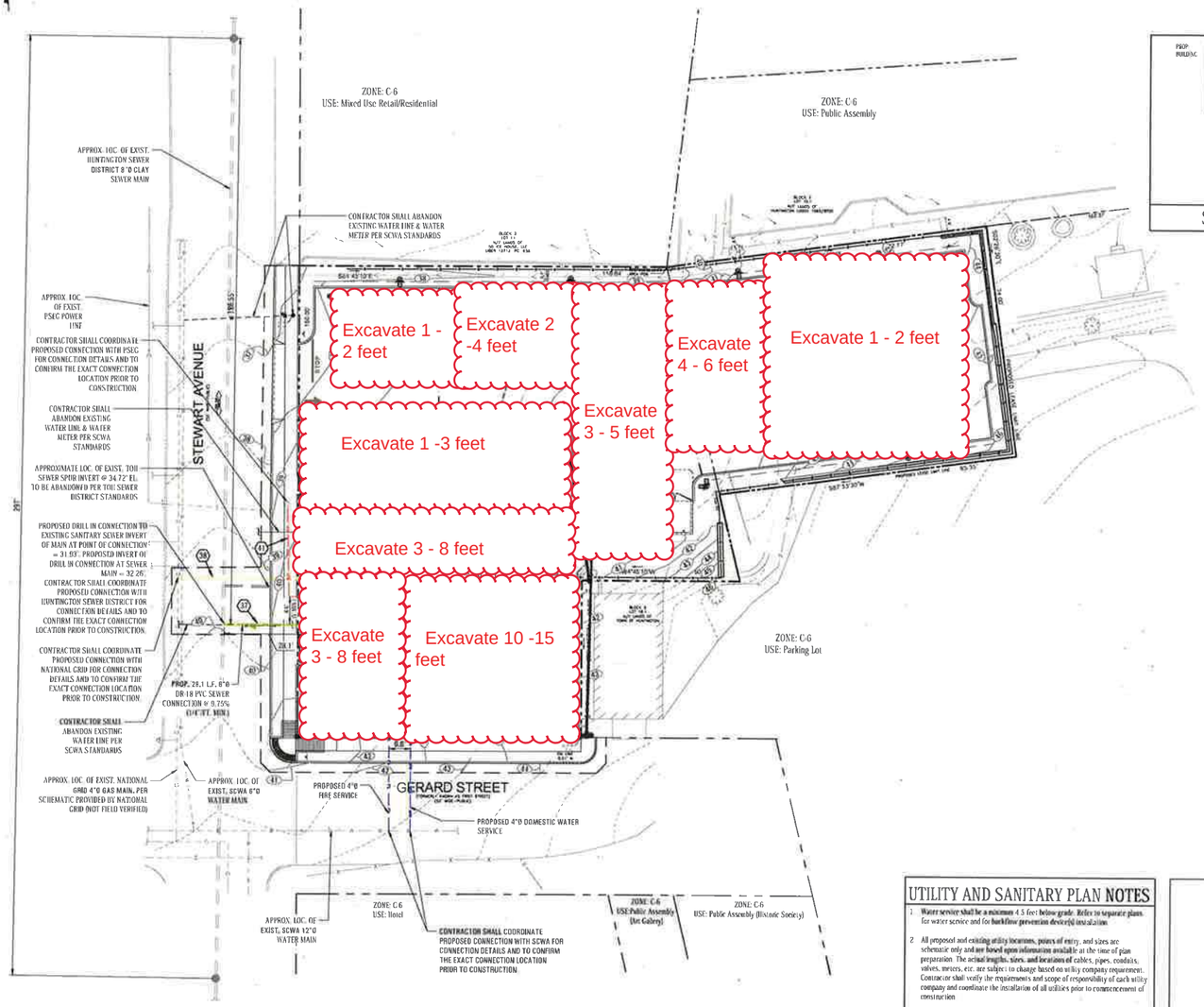
Legend

Site Border selection

30 Stewart Ave BCP Site
Site No. C152243
30 Stewart Avenue
Huntington, Suffolk County, New York

811
Know what's below.
Call before you dig.
1-800-272-4480

Proposed Excavation Depths as of July 14, 2017

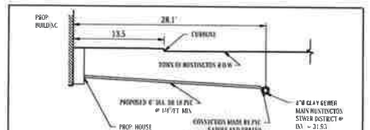


DRAWING SCALE
20 10 5 0 20
1 inch = 20 feet

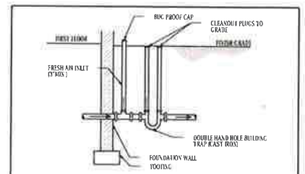
Figure 2- Soil Excavation Map

UTILITY PLAN KEYNOTES

Item	Note
30	Sanitary Structure
31	Sanitary Sewer Line
38	Underground Gas Service
41	Underground Electric Service
45	Utility Meter
62	Backflow Prevention Device



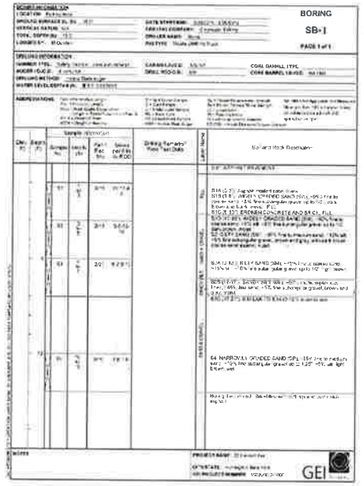
SANITARY SYSTEM PROFILE | N.T.S.



HOUSE TRAP | N.T.S.

SANITARY DESIGN FLOW COMPUTATIONS

LOT AREA = 24,680 SF @ 5666 Ac'}
PROPOSED STORAGE (BASEMENT FLOOR) = 0.04 CPD/SF x 2,200 SF = 88 GPD
PROPOSED DRY STORE (GROUND FLOOR) = 0.03 CPD/SF x 5,321 SF = 160 GPD
PROPOSED RESIDENTIAL (60) 1200 SQ. FT. GFA) UNITS (R) x 225 GPD/UNIT = 1800 GPD
PROPOSED RESIDENTIAL (1 > 1200 SQ. FT. GFA) UNITS (4) x 300 GPD/UNIT = 1200 GPD
TOTAL FLOW = 3248 GPD
GROUNDWATER MANAGEMENT ZONE VII = 600 GPD/ACRE
GOOD/ACRE X 0.5666 ACRES = 339.96 GPD
SITE LOCATED WITHIN A SEWERED AREA: THEREFORE, OK



VICINITY MAP
1"=600'

LEGEND

Existing	Item	Proposed
	Building	
	Sawcut Line	
	Property Line	
	Manhole Cover	
	Inlet(s)	
	Clean Out	
	Fence	
	Keynote	12
	U/G Electric Service	
	U/G Gas Service	
	U/G Water Service	
	Sanitary Line	
	Drainage Line	
	House Trap	
	Contour Line	41
	Ridge Line	
	Flow Arrow	
	Boring	SB-1
	Swale Line	
	Over Head Wires	

UTILITY AND SANITARY PLAN NOTES

1. Water service shall be a minimum 4.5 feet below grade. Refer to separate plans for water service and for backflow prevention device(s) installation.
2. All proposed and existing utility locations, points of entry, and sizes are schematic only and are based upon information available at the time of plan preparation. The actual lengths, sizes, and locations of cables, pipes, conduits, valves, meters, etc. are subject to change based on utility company requirement. Contractor shall verify the requirements and scope of responsibility of each utility company and coordinate the installation of all utilities prior to commencement of construction
3. All utilities for new construction must be installed underground per Town of Huntington Standards.
4. All utilities, conduits and associated appurtenances shall be furnished and installed by the contractor in accordance with the utility company specifications, as well as all other appropriate governing agencies.
5. There are no known sanitary structures on the subject site. However, if encountered, contractor shall remove/abandon existing sanitary systems in accordance with SCDHS requirements. Contact Janet Gremli at 631-854-2513 regarding the details of the sanitary abandonment.
6. No Neighboring wells within 150' of the property are known.
7. No known surface waters/wetlands within 300' of property.

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES APPROVAL

S.C.D.H.S. REF#C04-16-0011
FOR TOWN USE

5	Revised Building Design	10/27/2016
4	Additional Lot	9/26/2016
3	Basement Removal	8/18/2016
2	Huntington Sewer District Comments	2/18/2016
1	Rev. Utility Plan	2/1/2016
NO	REVISIONS	DATE

OWNER:
Stewart Avenue Ventures, LLC
52 Elm Streets
Huntington, NY 11743

APPLICANT:
Total Permits LLC
1901 Veterans Memorial Highway - Ste 330
Islandia, NY 11749

Daniel Pedersen
DSP ENGINEERING, PLLC
Professional Engineer
New York License No. 089027
NAME OF PROFESSIONAL

UTILITY AND SANITARY PLAN C4.0

THE LOFTS @ 30 STEWART AVE.
PROPOSED BUILDING
SITUATED AT:
30 Stewart Avenue
HUNTINGTON, NEW YORK 11743

TOWN OF HUNTINGTON DISTRICT 0400 | SUFFOLK COUNTY SECTION 072.00 BLOCK 02.00 | NEW YORK LOT 019.001 & P/O 018.001

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
Original Space: 1601 Veterans Memorial Hwy
Suite 330 Islandia, NY 11749
t 631.656.3222 f 631.750.8050 Project # LG15-0253 CPS

SCALE: 1"=20' | DATE: 11/20/2015 | DRAWN BY: DSP/SP