

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

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.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

250 East Main Street

250 East Main Street, Bay Shore
New York, NY 11706

May 2018

SITE No. C152245

NYSDEC REGION 1

Where to Find Information:

Project documents are available at these location(s) to help the public stay informed.

Attn: Michael Squillante,
Reference Director
Bay Shore-Brightwaters Public Library
1 S Country Road
Brightwaters, New York 11718

Project documents also are available on the
NYSDEC website at:
<http://www.dec.ny.gov/chemical/8431.html>

Who to Contact:

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

Project-Related Questions

Jahan Reza, Project Manager
NYSDEC Region 1
50 Circle Road, Stony Brook, NY 11790
(631) 444-0242
jahan.reza@dec.ny.gov

Health-Related Questions

Krista Anders, Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, New York 12237
Phone: 518-402-7860
krista.anders@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

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 250 East Main Street site ("site") located at 250 East Main Street, Bay Shore, 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 to the left 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 250 East Main Street, 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 **May 2 through June 1, 2018**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

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.

Previous investigations have detected chlorinated volatile organic compounds (CVOCs) in soil, groundwater, and soil vapor on-site.

Key components of the investigation work include:

- Installing and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor, indoor air, and outdoor air samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern both on-site and off-site.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

BROWNFIELD CLEANUP PROGRAM

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.

Site Description:

The site is 0.90-acres and is bordered on the north by Main Street (Montauk Highway), to the west by Mowbray Place, to the east by Mowbray Avenue and to the south by residential properties. The site was redeveloped into a medical office building and parking lot between January 6 and November 20, 2015.

Currently, the medical office building and parking lot are still active. Southside Hospital is located across Main Street to the north, commercial businesses are located across Mowbray Place to the west, and a vacant lot is located across Mowbray Avenue to the east with commercial businesses located beyond the vacant lot. Main Street is a commercial corridor in Bay Shore and throughout Long Island. Residential properties are located south of the commercial corridor and line Mowbray Avenue to the waterfront.

Previous uses of the site included an automotive service station, a dry cleaner, a rug cleaner, and a laundromat. During the site redevelopment into a medical office facility, underground storage tanks (USTs) associated with previous operations were removed. Previous reports state that the site operated as an auto service building around 1949 and as a dry cleaner around 1969. The site was listed in the city directory as Garden Cleaners from 1974 to 1988, Bay Shore Newspaper from 1974 to 1981, Kilarjian Rug Cleaners in 1981, Coastal Realty Company in 1988, and B-Sure /J&R Laundromat since 2002.

The presence of chlorinated volatile organic compounds (CVOCs) was first detected by Suffolk County Department of

Health Services (SCDHS) in samples collected in 1983. Subsequent cleanups were completed in several phases and overseen the SCDHS until 2015. The SCDHS then referred the site to the New York State Department of Environmental Conservation, Division of Environmental Remediation (DER) in August 2016.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C152245) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

Brownfield Cleanup Program Overview: 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 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>

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 at:

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.

BROWNFIELD CLEANUP PROGRAM

SITE LOCATION MAP



Site Name: 250 East Main Street, LLC
Address: 250 East Main Street, Bay Shore, New York