



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

250 East Main Street

250 East Main Street
Bay Shore, NY 11706

April 2022

SITE No. C152245

NYSDEC REGION 1

Where to Find Information

Access project documents through the DECinfo Locator at

<https://www.dec.ny.gov/data/DecDocs/C152245/> and at these location(s):

Document Repository Name

Bay Shore-Brightwaters Public Library
1 South Country Road
Brightwaters, New York 11718
(631) 665-4350

Who to Contact

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

Project-Related Questions

Sarken Dressler, Project Manager
NYSDEC Region 1
50 Circle Road, Stony Brook, NY
11790
(631) 444-0246
sarken.dressler@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil, Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, New York 12237
Phone: 518-402-7877
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 250 East Main Street site ("site") located at 250 East Main Street, Bay Shore, New York. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for off-site migration of contaminants in the groundwater and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a draft "Remedial Action Work Plan (RAWP)" for 45 days, from **April 13 through May 28, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C152245/>.
- Documents also are available at the location 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.

Draft Remedial Work Plan: The aim of the remedy is to achieve Protection of Groundwater soil cleanup objectives and ambient water quality standards for groundwater. The remedy will allow for continued commercial use. The proposed remedy consists of:

- Installation of a soil vapor extraction (SVE) system to treat impacted unsaturated soil on-site;
- Excavation of impacted soil encountered during the installation of the SVE system piping. Clean material that meets the established Soil Cleanup Objectives will be used as backfill;
- Treatment of saturated source area soil and groundwater contamination via in-situ chemical injections;
- Collection and analysis of post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

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- Recording of an Environmental Easement to ensure proper use of the site;
- Continued operation of an existing sub-slab depressurization system (SSDS) beneath the site building; and
- Implementation of a Site Management Plan (SMP) for long term management, monitoring, and inspection of institutional and engineering controls (ICs/ECs). The SMP will also include ICs and ECs to be implemented during future ground intrusive work to protect the workers, tenants, and public from remaining contamination on-Site.

The proposed remedy was developed by **250 East Main Street, LLC** (“applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted separately from the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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.

Site Description: The 0.90-acre site is bordered to the west by Mowbray Place, to the south by residential properties, to the east by Mowbray Avenue, and to the north by East Main Street. The site is developed with a two-story medical office building that has been occupied since 2015. Previously, the site had been used as a gas station and dry cleaner since approximately 1974.

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:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs), which are present site-wide in soil, groundwater, and soil vapor primarily in the area of former dry cleaner.

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 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:

<https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location





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Contact: Sarken Dressler, 631-444-0246, Sarken.Dressler@dec.ny.gov