DECISION DOCUMENT

71 New Street Project
Brownfield Cleanup Program
Huntington, Suffolk County
Site No. C152248
May 2020

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

DECLARATION STATEMENT - DECISION DOCUMENT

71 New Street Project
Brownfield Cleanup Program
Huntington, Suffolk County
Site No. C152248
May 2020

Statement of Purpose and Basis

This document presents the remedy for the 71 New Street Project 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 71 New Street Project site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program would be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at

a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Soil Excavation

The existing on-site building has been demolished. The following excavation and off-site disposal activities will occur as part of the proposed site remediation:

- Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.
- Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.
- Approximately 1,750 cubic yards of contaminated soil will be removed from the site.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to complete the backfilling of the excavation and establish the designed grades at the site.

4. Vapor Intrusion Evaluation

As part of the Track 1 remedy, a soil vapor intrusion (SVI) evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

5. Local Institutional Controls

If no Environmental Easement or Site Management Plan is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Suffolk County Department of Health Services Private Water Systems Standards, Procedures for New Construction, Sections 406.4-10 and 406.4-11, which prohibits potable use of groundwater for newly constructed buildings without prior approval.

6. Conditional Track 1

The intent of the remedy is to achieve a Track 1 unrestricted use; therefore, no Environmental Easement or Site Management Plan is anticipated. If the SVI evaluation is not completed prior to completion of the Final Engineering Report, then a Site Management Plan and Environmental Easement will be required to address the SVI evaluation and implement actions as needed; if a mitigation or monitoring action is needed, a Track 1 cleanup can only be achieved if the mitigation system or other required action is no longer needed within five (5) years of the date of the Certificate of Completion.

In the event that a Track 1 unrestricted use is not achieved, including achievement of groundwater and soil vapor remedial objectives, the following contingent remedial elements will be required, and the remedy will achieve a Track 4 restricted residential cleanup.

Contingent Remedial Elements:

7. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

8. Engineering and Institutional Controls

Imposition of an institutional control in the form of an Environmental Easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 4 restricted residential cleanup at a minimum and will include an engineering control in the imposition of a site cover (as a contingency if soil greater than 2 feet but less than 15 feet deep does not meet the restricted residential SCOs).

Institutional Control

- requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allows the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH;
- prohibits agriculture or vegetable gardens on the controlled property; and
- requires compliance with the Department approved Site Management Plan.

9. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 8 above.

Engineering Controls: The cover system discussed in Paragraph 7 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- a provision should redevelopment occur to ensure no soil exceeding protection of groundwater concentrations will remain below storm water retention basin or infiltration structures;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any additional buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of soil vapor/indoor air to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department;
- monitoring for vapor intrusion for any buildings occupied or developed on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

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.

May 26, 2020

Date

Richard A. Mustico, Director
Remedial Bureau A

DECISION DOCUMENT

71 New Street Project
Huntington, Suffolk County
Site No. C152248
May 2020

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 has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

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 comment 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:

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C152248

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 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 71 New Street Site is a 0.31-acre parcel located in a mixed commercial and residentially zoned area in the Village of Huntington, New York. The site is one block south of Main Street (Route 25 A) and one block west of Route 110.

Site Features:
The property was occupied by a two-story wood framed professional office building with a basement. The demolition of the building occurred in June 2019 and the property remains vacant. The remainder of the property includes an asphalt-paved parking lot to the west and north of the building, and landscaped areas to the east and south of the building.

Current Zoning and Land Use:
The site is zoned for commercial use. Prior to demolition, the site building was utilized as a professional office. The site is bounded by a commercial building to the north and New Street to the east, beyond which lies a parking lot. Commercial buildings also lie to the south and west of the site. The site is connected to the local sanitary sewer system.

Past Use of the Site:
The site building was constructed prior to 1900 and was originally utilized as a single-family residence, then as a funeral parlor, before being converted into a professional office building. The former use as a funeral parlor from 1930 until approximately 1977 may have led to the release of chemicals used in the embalming process (such as formaldehyde) to the subsurface through interior/exterior drainage structures.

The site is listed as a State Spill Response site. NYSDEC Spill Number 9111282 was assigned to the site on February 1, 1992 when a fuel oil vent overfill occurred. The incident was investigated and remediated to the satisfaction of the NYSDEC and the spill file was closed on February 3, 1992.

Site Geology and Hydrogeology:
The stratigraphy of the site from the surface down consists of fill soils; glacial sand deposits; silt and low plasticity clay; and sand with silt and gravel. A clay confining layer was encountered at various depths between approximately 23 to 50 feet below ground surface (bgs). The depth to

groundwater at the site is approximately 37 feet below grade. The direction of groundwater flow at the site is north-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, alternatives (or an alternative) that restrict(s) the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the 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
- sub-slab vapor

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 contaminant(s) of concern identified at this site is/are:

formaldehyde	manganese
lead	sodium
indeno(1,2,3-CD)pyrene	methyl ethyl ketone

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil-vapor

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

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.

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), pesticides and herbicides. In addition, site groundwater was also analyzed for emerging contaminants compounds such as per- and polyfluoroalkyl substances (PFAS). Based on the investigations conducted to date, the primary contaminants of concern (COCs) are formaldehyde and selected metals.

Soil - The primary COC, formaldehyde, was identified above the Suffolk County Department of Health Services (SCDHS) Action Level of 1 part per million (ppm) in shallow to deep soil across the site, with elevated readings observed near the northern suspected drywells (maximum of 22 ppm in the 12 to 14 feet bgs interval) and the southern suspected subsurface vault (maximum of 12.8 ppm in the 5 to 10 feet bgs interval). New York State does not currently have a soil cleanup objective for formaldehyde. The only exceedances of the Department's restricted residential soil cleanup objectives (RRUSCOs) were one detection of lead (570 ppm) in the 0 to 5 feet bgs interval near the southern suspected subsurface vault, and one detection of indeno(1,2,3-cd)pyrene (660 ppm) in the 11 to 15 feet bgs interval near the existing underground storage tank (UST).

Groundwater - Groundwater exceedances of Ambient Water Quality Standards (AWQS) were limited to metals (manganese and sodium). Sodium was detections ranged from 56,900 part per billion (ppb) to 63,700 ppb. Manganese ranged from 363 ppb to 5,250 ppb. During a Phase II investigation, submitted with the BCP Application, formaldehyde was detected in a groundwater sample obtained from a soil boing located immediately outside of the northern drywell structure at 130 ppb, compared to the AWQS of 8 ppb. In addition, eight metals (*e.g.*, beryllium, copper, nickel) from this sample also exceeded AWQSs. Since this groundwater sample was from a soil boring, the results are not likely representative of dissolved concentrations in groundwater. Formaldehyde was not detected during the two groundwater sampling events in the four groundwater monitoring wells installed as part of the RI.

For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were found at concentrations of up to 19 and 10 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. No individual PFAS exceeded the 100 ppt screening level. The total concentration of PFAS, including PFOA and PFOS, were reported at concentrations of up to 95 ppt, which is less than the 500 ppt screening level for total PFAS in groundwater.

Soil Vapor & Indoor Air - Prior to building demolition, several petroleum-related, chlorinated, non-chlorinated, and refrigerant VOCs were detected in the soil vapor and sub-slab soil vapor

samples collected. Many of these compounds were also detected in the indoor and outdoor air samples, but at lower levels. Tetrachloroethene (PCE) detections in soil vapor ranged from non-detect to 50 micrograms per cubic meter (ug/m3). PCE was detected in indoor air at 29 ug/m3. Trichloroethene (TCE) ranged from non-detect to 4.1 ug/m3 in soil vapor and was non-detect in indoor air. Methyl ethyl ketone ranged from non-detect to 5,200 ug/m3 in soil vapor and was detected in in-door air at 2.0 ug/m3. Formaldehyde was detected at 0.04 ug/m3 in indoor air and 0.03 ug/m3 in outdoor air. Petroleum-related VOCs were generally detected at higher levels in the sub-slab soil vapor samples. Chlorinated VOCs were only detected in one soil vapor sample in the southwest portion of the site, as well as the indoor and outdoor air samples. Carbon tetrachloride was detected in indoor air at 2.9 ug/m3. The remaining chlorinated VOCs were detected at levels that would require no further action.

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.*

People will not come in contact with the site related soil and groundwater contamination unless they dig below the surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the soil or groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. The 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. Because the site is vacant, inhalation of site contaminants, due to soil vapor intrusion does not represent a current concern. Environmental sampling indicates that offsite migration of site contaminants is not a concern.

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.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent

practicable.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

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

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 1: Unrestricted use remedy, with a contingent Track 4: Restricted use with site-specific soil cleanup objectives remedy.

The selected remedy is referred to as the Excavation remedy.

The elements of the selected remedy, as shown in Figure 2, are as follows:

1. Remedial Design

A remedial design program would be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
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- Conserving and efficiently managing resources and materials;
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- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at

a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

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- Approximately 1,750 cubic yards of contaminated soil will be removed from the site.

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6. Conditional Track 1

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Contingent Remedial Elements:

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Institutional Control

- requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allows the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
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- requires compliance with the Department approved Site Management Plan.

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a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 8 above.

Engineering Controls: The cover system discussed in Paragraph 7 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- a provision should redevelopment occur to ensure no soil exceeding protection of groundwater concentrations will remain below storm water retention basin or infiltration structures;
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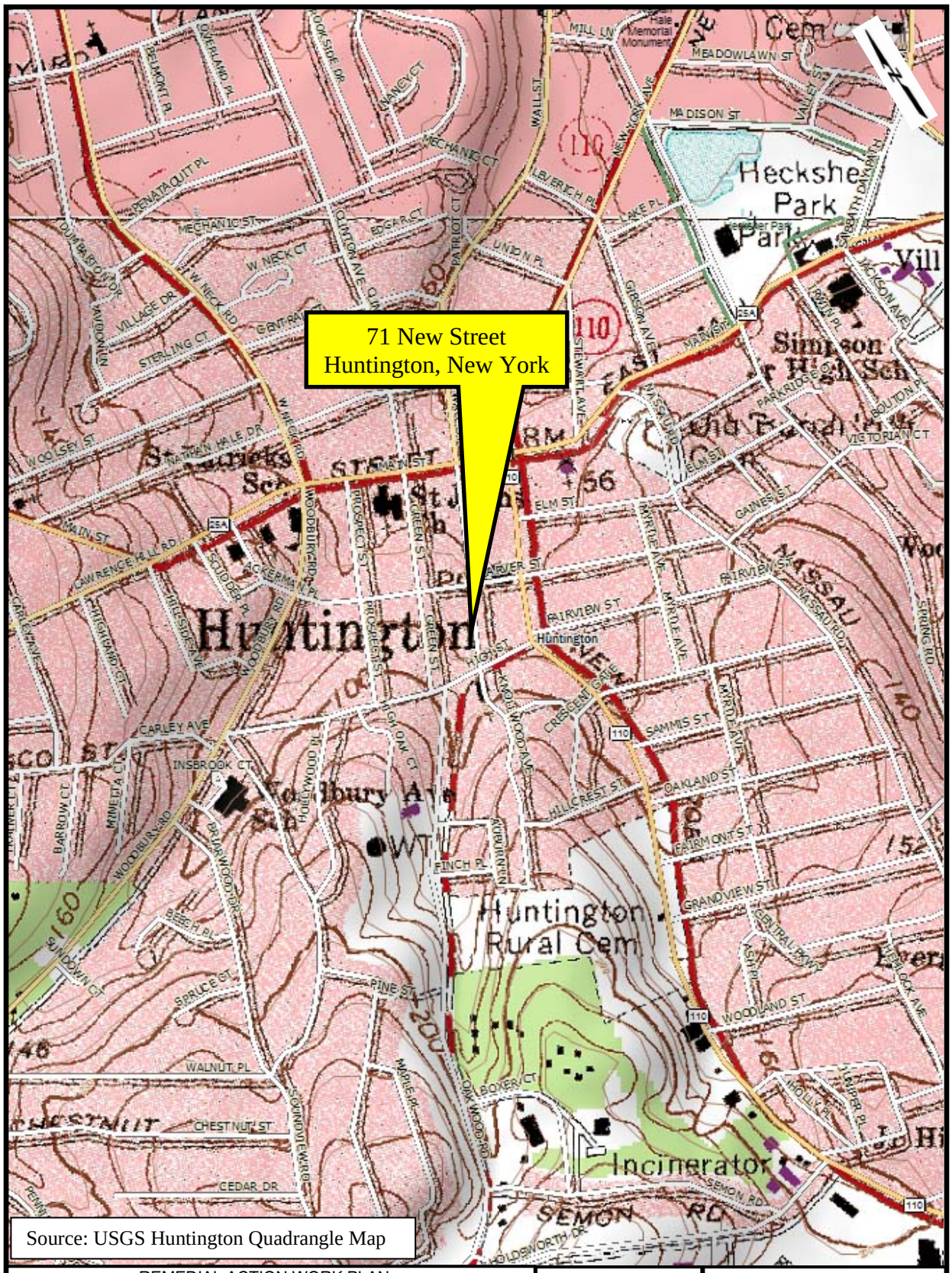
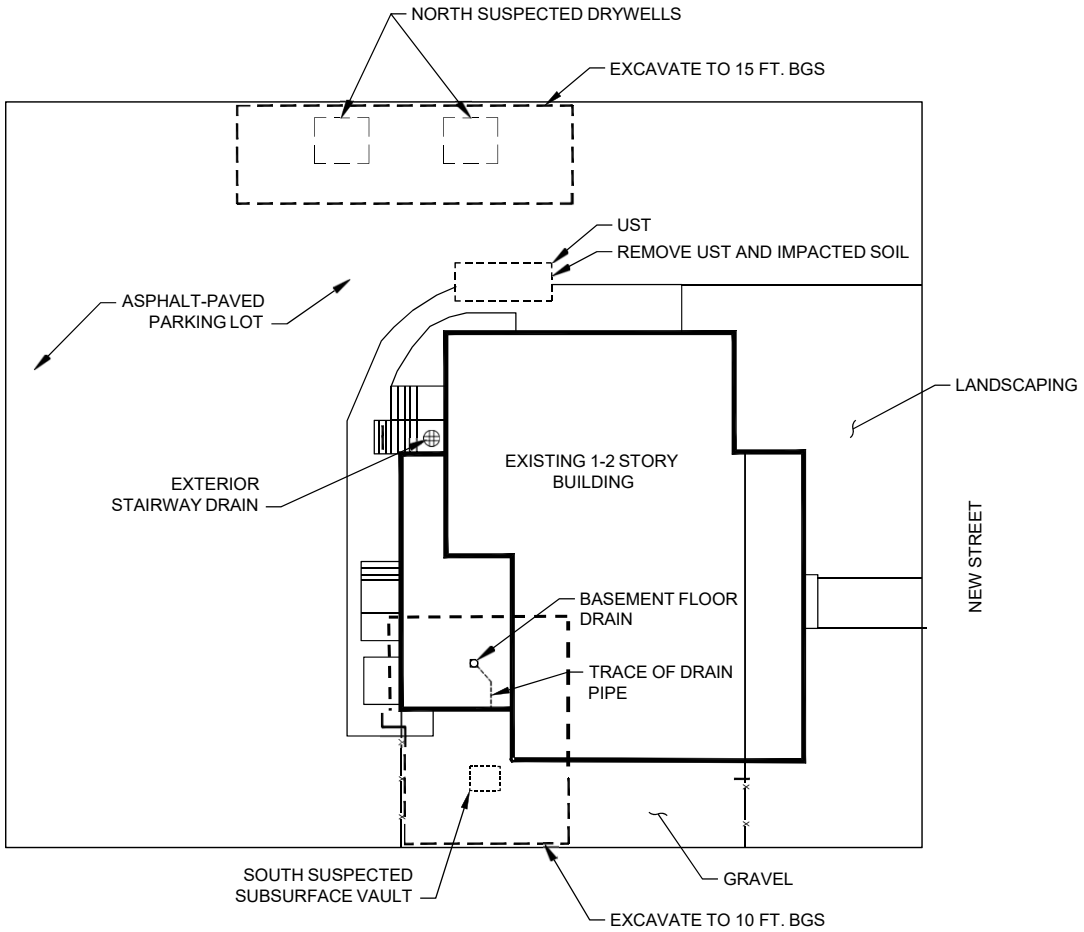
b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of soil vapor/indoor air to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department;
- monitoring for vapor intrusion for any buildings occupied or developed on the site, as may be required by the Institutional and Engineering Control Plan discussed above.



REMEDIAL ACTION WORK PLAN 71 NEW STREET HUNTINGTON, NEW YORK	GEI Consultants	**SITE LOCATION MAP**
71 NEW STREET HUNTINGTON LLC	Project 1700841	FEBRUARY 2020 Fig 1



SOURCE:
SURVEYED JUNE 7,1977 GUARANTEED TO
SECURITY TITLE AND GUARANTY CO.

0 20 40
SCALE: 1" = 20'

REMEDIAL ACTION WORK PLAN
71 NEW STREET
HUNTINGTON, NEW YORK

71 NEW STREET HUNTINGTON LLC

GEI Consultants

PROPOSED
REDEVELOPMENT
EXCAVATION LIMITS

Project 1700841 | AUGUST 2019 | Fig. 2

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