

Periodic Review Report

**546 Hempstead Turnpike
aka - Elmont Welding**

Elmont, New York

NYSDEC ERP Site No.: E130150

NP&V Job # 16251

October 24, 2016

Periodic Review Report

546 Hempstead Turnpike Elmont Welding

Prepared For:

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Periodic Review Report
546 Hempstead Turnpike

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Periodic Review Report
546 Hempstead Turnpike

1.0 INTRODUCTION

Nelson, Pope & Voorhis, LLC (NP&V) has been contracted to prepare a Periodic Review Report for the subject property. This report is intended to provide information regarding the institutional controls and engineering controls that were implemented after the subject property underwent a remediation process.

The subject property is located at 546 Hempstead Turnpike in the Town of Hempstead, County of Nassau, New York. The subject property consists of a 0.35 acre, irregularly-shaped parcel of vacant land, located on the north side of Hempstead Turnpike between Louis Avenue and Marguerite Avenue. The east side of the property is also bound by Friendly Road. The property is more particularly described on the Nassau County Tax Map as Section 32, Block 365, Lots 57-61, 199 (former lots 62-66) and 200 (former lots 67-69).

The subject property currently consists of vacant land. The subject property was most recently occupied by the Elmont Welding but was originally constructed and utilized as an automobile garage as early as 1925 and an auto repair shop in the 1950s and 1960s.

The New York State Department of Environmental Conservation (NYSDEC) conducted a Phase I Environmental Site Assessment (ESA) in 2000 and a limited soil investigation in 2002. Additional sampling was completed in 2006 which initiated the issuance of a Record of Decision (ROD) in March 2104. Additional sampling in order to delineate the soil contamination was conducted in the summer of 2015. This sampling allowed for the completion of a Remedial Design Work Plan November 2015. The remediation of the property was completed between February 25 and April 29, 2016.

The remediation of the subject property consisted of removing the upper two (2) feet of soil over the entire property and was completed. However, soil contamination consisting of polycyclic aromatic hydrocarbons (PAHs), semi-volatile organic compounds, cadmium and lead remained on the property. As a result, institutional and engineering controls were required for the property. The institutional controls consisted of groundwater use restrictions, a soil management plan, a land use restriction, a building use restriction, a monitoring plan, a site management plan and an [Institutional Controls/Engineering Controls] (IC/EC) plan. The engineering control consisted of a site cover system that is maintained in order to prevent human contact with the remaining site contaminants.

Currently, the subject property is maintained as a vacant parcel of land that is covered with grass and maintained by the Town of Hempstead on a periodic basis. At this time, the site is in compliance with the institutional and engineering controls imposed on the subject property.

2.0 SITE OVERVIEW

The subject property is located on the north side of Hempstead Turnpike between Louis Avenue on the west side and Marguerite Avenue on the east side. Single family residential homes are located near the north property boundary. Refer to **Figure 1** for a Location Map illustrating the location of the subject property and the surrounding area.

The property is currently vacant land that is covered with grass and is surrounded by a six (6) foot high chain link fence that restricts access to the property. The surrounding area consists of a vacant parcel of land beyond which are single family residential homes to the west across Louis Avenue, single residential homes to the north, a commercial strip retail center across Marguerite Avenue to the east and commercial retail store, an Exxon gasoline station and single family residential homes to the south beyond Hempstead Turnpike.

Prior to the remedial activities performed on the subject property, several soil investigations had been completed in order to determine first if any soil contamination was present and then to delineate the extent and severity of the contamination. Once the extent of the soil contamination was completed, the remedial activities were undertaken to remove the contamination which was present on the property. A total of 1,625.36 tons of non-hazardous soil was transported to and disposed of at Environmental Soil Management of NY in Fort Edwards, New York. A total of 118.3 tons of hazardous soils were transported to and disposed of at Republic Environmental Systems in Hatfield, PA.

The remedial activities consisted of utilizing a track mounted excavator to remove the upper two (2) feet of soil from the majority of the subject property. A grid system was implemented and sampled to identify the areas of hazardous soils, if present and non-hazardous soils. The ten-wheel dump trucks were utilized to transport the contaminated soils to the appropriate disposal facilities. It was proposed that not all of the contamination would be removed from the property. Therefore; institutional and engineering controls were imposed on the subject property. At this time, the goals of the remedial action plan for the subject property have been met. Specifically, the upper two (2) feet of soil was removed from the majority of the subject property and disposed of at an approved disposal facility. Subsequently, institutional and engineering controls were imposed on the property. These controls have been maintained since they were implemented.

3.0 **INSTITUTIONAL AND ENGINEERING CONTROLS**

The remediation of the subject property consisted of removing and disposing of the upper two (2) feet of soil over the majority of the subject property. Since only the upper two (2) feet of soil were removed, contaminated soil remained on the site. As a result, the following Institutional and Engineering Controls were imposed on the subject property.

Institutional Controls

- 1) Implement, maintain and monitor Engineering Control system
- 2) Prevent future exposure to remaining contamination
- 3) Limit the use and development of the site to restricted residential uses only

The Site Management report indicated that the following controls were also imposed on the property:

Groundwater Use Restrictions - The use of groundwater underlying the property is prohibited without approval from the NYSDOH or Nassau County.

Soil Management Plan (SMP) - An SMP has been prepared for the subject property which outlines the allowable uses on the property and of the soils located on the subject property.

Land Use Restrictions - The property is only allowed to be developed as a restricted residential use. Specifically, vegetable gardens and farming are prohibited on the subject property.

Site Management Plan - A Site Management Plan has been prepared for the subject property which outlines the restrictions imposed on the property and monitoring of the Institutional and Engineering Controls.

Monitoring Plan - This plan outlines the procedures required to inspect the cover system to ensure it is properly maintained.

Engineering Controls

The following engineering control has been imposed on the subject property.

Cover System - a minimum of 24 inches of clean soil with a nature vegetative cover must be maintained on the subject property in order to prevent access to the contaminated soils that remain on the property. An orange snow fence was installed beneath the cover to demarcate the contaminated soils zone. An Excavation Work Plan (EWP) has been prepared to outline the procedures

required to be implemented in the event the cover system is breached, penetrated or temporarily removed and any underlying remaining contamination is disturbed. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) and associated Community Air Monitoring Plan (CAMP) prepared for the site.

At this time, the subject property has not been redeveloped and has been properly maintained to ensure the institutional and engineering controls remain in place and the cover system is intact.

Certification of Institutional and Engineering Controls

For each institutional or engineering control identified for the site, I, Steven J. McGinn, certify that all of the following statements are true:

- The inspection of the site to confirm the effective of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the public health and environment;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;
- Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this approval;
- If a financial assurance mechanism is required under the oversight document for site, the mechanism remains valid and sufficient for the intended purpose under the document:
- Use of the site is compliant with the environmental easement;
- The engineering control systems are performing as designed and are effective;
- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of site remedial program and generally accepted engineering practices; and
- The information presented in this report is accurate and complete.

I, Steven J. McGinn, certify that all information and statements in the certification from are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Steven J McGinn of Nelson, Pope & Voorhis, LLC, 572 Walt Whitman Road, Melville, New York 11747 am certifying as the Owner's Remedial Party Designated Site Representative.

4.0 MONITORING PLAN

A Monitoring Plan was prepared to describe the measures from evaluating the overall performance and effectiveness of the remedy. The following describes the methods to be used for:

- Assessing compliance with applicable NYSDEC standards, criteria and guidance (SCGs), particularly Part 375 SCOs for and;
- Evaluating site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment;

These issues will be addressed on an annual inspection and periodic certification.

- The inspection of the site confirmed that the usage of the site has not changed since the remedy was completed.
- The condition and effectiveness of the engineering controls are in compliance with the controls imposed.
- The site was in good condition with no areas of exposed soils at the time of the site inspection.
- The site is in compliance with the site management plan.
- All site records are up to date.

5.0 OPERATION AND MAINTENANCE (O&M) PLAN COMPLIANCE

No O&M plan is required for the subject property since no mechanical systems are required.

6.0 SUMMARY AND CONCLUSION

The subject property is vacant land and remained as such since the remedial activities were completed. The Institutional and Engineering Controls remain in place and are in good condition. At this time, no work is required to maintain any of the controls imposed on the subject property.

Annual inspections and proper maintains of the vegetation should continue.

10/25/18

Date of Completion

Steven J. McGinn

*Steven J. McGinn
Project Manager*

FIGURES



Esri, HERE, Garmin, © OpenStreetMap contributors



**FIGURE 1
SITE MAP**

Source: ESRI Web Mapping Service
Scale: 1 inch = 80 feet



**Periodic Review
Report
Elmont**

APPENDICES

APPENDIX A

**INSTITUTIONAL & ENGINEERING CONTROLS
CERTIFICATION FORM**

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
32-365-199	Town of Hempstead	Ground Water Use Restriction Soil Management Plan Landuse Restriction Building Use Restriction Monitoring Plan Site Management Plan IC/EC Plan
<ul style="list-style-type: none"> - Controlled property can be used for restricted residential, commercial or industrial uses; - Engineering controls must be maintained and inspected as indicated in the Site Management Plan; - Future activities must be conducted in accordance with the Site Management Plan; - The use of groundwater underlying the property is prohibited without approval from the NYSDOH or Nassau County; - Vegetable gardens and farming on the site are prohibited; and - Submit Periodic Review Reports. 		
32-365-200	Town of Hempstead	Ground Water Use Restriction Soil Management Plan Landuse Restriction Building Use Restriction Site Management Plan IC/EC Plan
<ul style="list-style-type: none"> - Controlled property can be used for restricted residential, commercial or industrial uses; - Engineering controls must be maintained and inspected as indicated in the Site Management Plan; - Future activities must be conducted in accordance with the Site Management Plan; - The use of groundwater underlying the property is prohibited without approval from the NYSDOH or Nassau County; - Vegetable gardens and farming on the site are prohibited; and - Submit Periodic Review Reports. 		
		Monitoring Plan
32-365-57	Town of Hempstead	Ground Water Use Restriction Soil Management Plan Landuse Restriction Building Use Restriction Site Management Plan Monitoring Plan IC/EC Plan
<ul style="list-style-type: none"> - Controlled property can be used for restricted residential, commercial or industrial uses; - Engineering controls must be maintained and inspected as indicated in the Site Management Plan; - Future activities must be conducted in accordance with the Site Management Plan; - The use of groundwater underlying the property is prohibited without approval from the NYSDOH or Nassau County; - Vegetable gardens and farming on the site are prohibited; and - Submit Periodic Review Reports. 		
32-365-58	Town of Hempstead	Ground Water Use Restriction Soil Management Plan Landuse Restriction Building Use Restriction Monitoring Plan Site Management Plan IC/EC Plan
<ul style="list-style-type: none"> - Controlled property can be used for restricted residential, commercial or industrial uses; - Engineering controls must be maintained and inspected as indicated in the Site Management Plan; - Future activities must be conducted in accordance with the Site Management Plan; - The use of groundwater underlying the property is prohibited without approval from the NYSDOH or Nassau County; - Vegetable gardens and farming on the site are prohibited; and - Submit Periodic Review Reports. 		

- Controlled property can be used for restricted residential, commercial or industrial uses;
- Engineering controls must be maintained and inspected as indicated in the Site Management Plan;
- Future activities must be conducted in accordance with the Site Management Plan;
- The use of groundwater underlying the property is prohibited without approval from the NYSDOH or Nassau County;
- Vegetable gardens and farming on the site are prohibited; and
- Submit Periodic Review Reports.

32-365-59

Town of Hempstead

Ground Water Use Restriction
 Soil Management Plan
 Landuse Restriction
 Building Use Restriction
 Monitoring Plan
 Site Management Plan
 IC/EC Plan

- Controlled property can be used for restricted residential, commercial or industrial uses;
- Engineering controls must be maintained and inspected as indicated in the Site Management Plan;
- Future activities must be conducted in accordance with the Site Management Plan;
- The use of groundwater underlying the property is prohibited without approval from the NYSDOH or Nassau County;
- Vegetable gardens and farming on the site are prohibited; and
- Submit Periodic Review Reports.

32-365-60

Town of Hempstead

Ground Water Use Restriction
 Soil Management Plan
 Landuse Restriction
 Building Use Restriction
 Monitoring Plan
 Site Management Plan
 IC/EC Plan

- Controlled property can be used for restricted residential, commercial or industrial uses;
- Engineering controls must be maintained and inspected as indicated in the Site Management Plan;
- Future activities must be conducted in accordance with the Site Management Plan;
- The use of groundwater underlying the property is prohibited without approval from the NYSDOH or Nassau County;
- Vegetable gardens and farming on the site are prohibited; and
- Submit Periodic Review Reports.

32-365-61

Town of Hempstead

Ground Water Use Restriction
 Soil Management Plan
 Landuse Restriction
 Building Use Restriction
 Monitoring Plan
 Site Management Plan
 IC/EC Plan

- Controlled property can be used for restricted residential, commercial or industrial uses;
- Engineering controls must be maintained and inspected as indicated in the Site Management Plan;
- Future activities must be conducted in accordance with the Site Management Plan;
- The use of groundwater underlying the property is prohibited without approval from the NYSDOH or Nassau County;
- Vegetable gardens and farming on the site are prohibited; and
- Submit Periodic Review Reports.

Box 4

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
32-365-199	Cover System - Site cover shall be inspected as required by the Site Management Plan and maintained when necessary.
32-365-200	Cover System - Site cover shall be inspected as required by the Site Management Plan and maintained when necessary.
32-365-57	Cover System - Site cover shall be inspected as required by the Site Management Plan and maintained when necessary.
32-365-58	Cover System - Site cover shall be inspected as required by the Site Management Plan and maintained when necessary.
32-365-59	Cover System - Site cover shall be inspected as required by the Site Management Plan and maintained when necessary.
32-365-60	Cover System - Site cover shall be inspected as required by the Site Management Plan and maintained when necessary.
32-365-61	Cover System - Site cover shall be inspected as required by the Site Management Plan and maintained when necessary.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Steven J. McGinn (Steven J. McGinn) Agent for Owner
Signature of Owner, Remedial Party or Designated Representative

10/23/18
Date

IC CERTIFICATIONS
SITE NO. E130150

Box 6

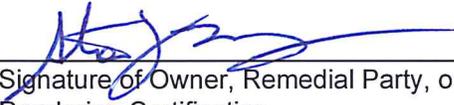
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Steven J. McBinn at Nelson, Pope & Voorhis, LLC 572 Walt Whitman Road
print name print business address Melville, NY 11747

am certifying as the owner's designated representative (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.


Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

10/24/18
Date

IC/EC CERTIFICATIONS

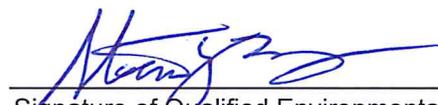
Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Steven J. McGinn at Nelson, Pope & Vourhis, LLC 573 Walt Whitman Road
print name print business address Melville, New York 11747

am certifying as a Qualified Environmental Professional for the Owner (Town of Hempstead)
(Owner or Remedial Party)


Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification

Stamp
(Required for PE)

10/24/18
Date