

New York State Department of Environmental Conservation

Environmental Restoration Program

Citizen Participation Plan for Ronkonkoma Wallpaper Site

934 Easton Street
Ronkonkoma, NY 11779
Suffolk County, New York



June 2008

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Note: The information presented in this Public Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Public Participation Plan may be revised during the brownfield site's remedial process.

Applicant: **Suffolk County**
Site Name: **Ronkonkoma Wallpaper Site**
Site Address: **934 Easton Street**
Site County: **Suffolk**
Site Number: **E 152191**

1. What is New York's Environmental Restoration Program?

New York's Environmental Restoration Program (ERP) is designed to encourage municipalities to investigate, remediate (clean up) and redevelop brownfields sites. Through the ERP the State provides grants to municipalities to reimburse up to 90% of eligible on-site investigation and remediation costs. The program also offers liability limitations for the municipality and all successors in title.

A brownfield is any real property where redevelopment or reuse may be complicated by the presence or potential presence of a contaminant. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal and financial burdens on a community. If the brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The ERP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants that conduct brownfield site remedial activities.¹ An Applicant is a person whose request to participate in the ERP has been accepted by NYSDEC. The ERP contains investigation and remediation (cleanup) requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the ERP, go online at:
<http://www.dec.ny.gov/chemical/8444.html>.

2. Citizen Participation Plan Overview

This Citizen Participation (CP) Plan provides members of the affected and interested public with information about how NYSDEC will inform and involve them during the investigation and remediation of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Appendix A contains a map identifying the location of the site.

Project Contacts

¹ "Remedial activities", "remedial action", and "remediation" are defined as all activities or actions undertaken to eliminate, remove, treat, abate, control, manage, or monitor contaminants at or coming from a brownfield site.

Appendix B identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's remedial program. The public's suggestions about this PP Plan and the PP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Document Repositories

The locations of the site's document repositories also are identified in Appendix B. The document repositories provide convenient access to important project documents for public review and comment.

Site Contact List

Appendix C contains the brownfield site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and remediation process. The brownfield site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming remedial activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The brownfield site contact list includes, at a minimum:

- chief executive officer and official(s) principally involved with relevant zoning and planning matters of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- document repositories.

Where the site or adjacent real property contains multiple dwelling units, the Applicant will work with NYSDEC to develop an alternative method for providing such notice in lieu of mailing to each individual. For example, the owner of such a property that contains multiple dwellings may be requested to prominently display fact sheets and notices required to be developed during the site's remedial process. This procedure would substitute for the mailing of such notices and fact sheets, especially at locations where renters, tenants and other residents may number in the hundreds or thousands, making the mailing of such notices impractical.

The brownfield site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix B. Other additions to the brownfield site contact list may be made on a site-specific basis at

the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

CP Activities

Appendix D identifies the CP activities, at a minimum, that have been and will be conducted during the site's remedial program. The flowchart in Appendix E shows how these CP activities integrate with the site remedial process. The public is informed about these CP activities through fact sheets and notices developed at significant points in the site's remedial process.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a brownfield site, and the nature and progress of efforts to investigate and remediate a brownfield site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a brownfield site's investigation and remediation.

The public is encouraged to contact project staff at any time during the site's remedial process with questions, comments, or requests for information about the remedial program.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 6, or in the nature and scope of remedial activities. Modifications may include additions to the brownfield site contact list and changes in planned public participation activities.

3. Site Information

Site Description

- Location – 934 Easton Street, Ronkonkoma, NY
- Site size – approximately 3.3 acres, located northwest of Islip Airport, south of the LIRR.
- Adjacent properties – Residential to the west and south, commercial/residential to the east, and LIRR and vacant land to the north.

The Ronkonkoma Wallpaper Site is located at 934 Easton Street in Ronkonkoma, New York (see Appendix A - Figure 1). The property is located on the south side of Easton Street and is bounded on the east by Raynor Street, on the west by Elm Street and on the south by residential properties. Long Island Railroad tracks are located on the north side of Easton Street.

The property is approximately 3.3 acres in size and consists of one tax parcel (District 0500, Section 063, Block 3, Lot 41.1). Figure 2 shows the generalized site plan. A former industrial

building (approximately 35,000 square feet in size) and a separate boiler building (approximately 850 square feet in size) with a brick stack approximately 50 feet high existed at the site.

Site History

The original building was constructed in the 1920's and was reportedly used for the manufacture of paints. It is not known when the facility converted from paint manufacturing to custom wallpaper production but the wallpaper business left the facility before 1984. The site was then used to manufacture synthetic (plastic) lumber construction shapes such as 2 x 4's, 2 x 6's, and 4 x 4 posts. The wooden floor has been removed but the concrete floor slabs remain.

Recently, the buildings were razed along with the boiler house and the stack. The deteriorated condition of the oldest part of the building rendered the structure unsound. The outside walls of this wood post-and-beam construction shifted from its foundation and were in imminent danger of catastrophic collapse. The demolition work was substantially completed on March 5, 2004 with the toppling of the 50-foot boiler house stack.

The Suffolk County Treasurer's Office took the deed to the property in June 2001.

Environmental History

In April 2000, The Suffolk County Department of Health Services (SCDHS) obtained a warrant to access the property for the purpose of conducting an environmental investigation. Four (4) storm drains and a wastewater tank were sampled for volatile organic compounds (VOCs) and metals. Concentrations of lead were detected in the southeast storm drain sample above SCDHS action levels.

Three (3) monitoring wells were installed at the site in order to collect water table groundwater samples. Results from the groundwater sampling indicated no groundwater impacts of concern. The depth to groundwater is approximately 65 feet below ground surface (bgs).

In May 2000, the SCDHS collected samples from a cesspool, the boiler building drywell, and the main sanitary system. Detected concentrations of VOCs and metals were below SCDHS Action Levels.

In a June 2000 inspection of the site by the SCDHS, a 5000-gallon heating oil underground storage tank (UST), a 1,000-gallon heating oil UST, two (2) 275-gallon heating oil aboveground storage tanks (ASTs), and a 2,000-gallon aboveground industrial waste holding tank were noted as concerns.

In December 2001, an application was submitted for entry into the New York State Environmental Restoration Program.

In January 2002, the Real Property Unit of the Suffolk County Department of Planning

removed debris from the site.

During a March 2002 inspection of the site by the SCDHS and the Real Property Unit, the decision is made to demolish the site structures.

In May 2002, the SCDHS collected soil samples from six (6) locations under a wooden floor area of the building. Analytical results indicated elevated concentrations of lead, chromium, and copper.

In August 2003, soil samples from eight (8) locations under the wooden floor were collected by the SCDHS from the surface and from a depth of one (1) foot below grade. Analytical results indicated considerably lower lead concentrations in the samples collected from one-foot than the surface samples.

In September 2003, the SCDHS conducted air sampling to address a reported odor of cyanide in the building. Results were within the OSHA standard.

In October 2003 MEG excavated lead-impacted soils, approximately 85 feet by 60 feet, to a depth of approximately 1 foot. Areas of discoloration were excavated to a depth of approximately 2 feet. A concrete vault was broken up and removed. Six (6) endpoint samples were collected. Approximately 225 cubic yards (yds³) of soil was stockpiled for disposal. Analytical results of the sampling indicated elevated concentrations of lead. Based on the results, further excavation was performed, bringing the total volume of excavated soil to approximately 400 yds³. Eight (8) endpoint samples were collected, the results of which indicated concentrations within SCDHS site specific soil objectives.

A geophysical investigation was also performed in February 2004 by Advanced Cleanup Technologies (ACT), which located the 5000-gallon UST and the 1000-gallon UST. No other USTs were located in the vicinity of the building.

Demolition of the buildings was completed in March 2004. The 5,000-gallon heating oil UST and the 1,000-gallon heating oil UST were located, excavated, and disposed. The 2,000-gallon fiberglass AST used for the storage of industrial wastewater was also removed from the site.

In March 2004, the southeast storm drain and its overflow pool were remediated. Excavated sediments were added to the stockpile. Endpoint analytical results indicated concentrations within SCDHS soil guidelines.

During removal of the excavated material from the site, two connected pits were found approximately 6 feet bgs. The pits were constructed of concrete and contained a multi-colored sludge within. Soils and sludges were removed to a depth of approximately 14 feet bgs. Endpoint samples collected from beneath the pits met New York State Department of Environmental Conservation (NYSDEC) recommended soil cleanup objectives (RSCOs). Endpoint analytical results for the sample collected at the termination of the excavation along Raynor Street indicated that lead was present in concentrations greater than NYSDEC RSCOs and that impacted material may extend toward Raynor

Avenue to the east. The excavation was terminated at the property line.

4. Remedial Process

Note: See Appendix E for a flowchart of the Environmental Restoration Program remedial process.

Application

The Applicant has applied for and been accepted into New York's Environmental Restoration Program. The Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Owner must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures to people and wildlife from contaminants on the site and to contamination that has migrated from the site. The Applicant in its Application proposes that the site will be used for residential purposes.

To achieve this goal, the Applicant will conduct remedial activities at the site with oversight provided by NYSDEC. The State Assistance Contract (SAC) executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting a remedial program at the site.

Investigation

If the Applicant conducts a remedial investigation (RI) of the site, it will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation work plan, which is subject to public comment as noted in Appendix D. The goals of the investigation are as follows:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and/or the environment; and
- 4) Provide information to support the development of a Remedial Work Plan to address the contamination, or to support a conclusion that the contamination does not need to be addressed.

The Applicant will prepare an RI/Alternatives Analysis Report (AAR) after it completes the investigation. This RI/AAR will summarize the results of the investigation and will include the Applicant's recommendation (and alternatives analysis, if warranted) of whether remediation is needed to address site-related contamination. The RI/AAR is subject to review and approval by NYSDEC. Before the report is approved, a fact sheet that describes the RI/AAR will be sent to the site's contact list.

The NYSDEC will prepare a Proposed Remedial Action Plan (PRAP) describing the selected remedial alternative(s), if required. This will be followed by a 45-day public comment period. A public meeting may be held by NYSDEC about the PRAP if requested by the affected community and if significant substantive issues are raised about the plan. Please note that, in order to request a public meeting, the health, economic well-being or enjoyment of the environment of those requesting the public meeting must be threatened or potentially threatened by the site. In addition, the request for the public meeting should be made within the first 30 days of the 45-day public comment period for the PRAP. A public meeting also may be held at the discretion of the NYSDEC project manager in consultation with other NYSDEC staff as appropriate.

After completion of the public comment period the NYSDEC will prepare a Record of Decision (ROD) finalizing the selected remedy with the input received during the public comment period.

NYSDEC will determine if the site poses a significant threat to public health and/or the environment. If NYSDEC determines that the site is a "significant threat," a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG

is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interest of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the eligible site.

For more information about the TAG Program and the availability of TAGs, go online at: <http://www.dec.ny.gov/environmentdec/19063.html>.

Remedy Selection and Construction

After NYSDEC completes the ROD, if warranted, the Applicant will request participation in the ERP Remedial Program. The Applicant will then be able to develop a Remedial Design. The Remedial Design and associated contract documents detail how the Applicant would address the contamination related to the site.

Approval of the Remedial Design by NYSDEC will allow the Applicant to begin remedy construction at the site. The site contact list will receive notification before the start of site remediation. When the Applicant completes remedial activities, it will prepare a final Completion Report that certifies that remediation requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the remediation is protective of public health and the environment for the intended use of the site. The site contact list will receive a fact sheet that announces the completion of remedial activities and the review of the final Completion Report.

Completion Report and State Assistance Contract Closeout

A Completion Report will be prepared for NYSDEC approval. An Operation, Maintenance, and Monitoring Plan, if applicable, will also be included as an appendix to the report. If the Applicant uses institutional controls or engineering controls to achieve remedial objectives, the site contact list will receive a fact sheet that discusses such controls.

An institutional control is a non-physical restriction on use of the brownfield site, such as a deed restriction that would prevent or restrict certain uses of the remediated property. An institutional control may be used when the remedial action leaves some contamination that makes the site suitable for some, but not all uses.

An engineering control is a physical barrier or method to manage contamination, such as a cap or vapor barrier.

After completion of the remedy and submission of the Completion Report the NYSDEC will closeout the SAC. The NYSDEC will issue a Satisfactory Completion of Project letter. The SAC will terminate upon issuance of the letter.

5. Citizen Participation Activities

CP activities that have already occurred and are planned during the investigation and remediation of the site under the ERP are identified in Appendix D: Identification of Citizen Participation Activities. These activities also are identified in the flowchart of the ERP process in Appendix E. NYSDEC will ensure that these PP activities are conducted, with appropriate assistance from the Applicant.

All CP activities are conducted to provide the public with significant information about site findings and planned remedial activities, and some activities announce comment periods and request public input about important draft documents such as the Remedial Work Plan.

All written materials developed for the public will be reviewed and approved by NYSDEC for clarity and accuracy before they are distributed. Notices and fact sheets can be combined at the discretion, and with the approval of, NYSDEC.

6. Major Issues of Public Concern

Soil contamination with metals is the major concern. Historical, groundwater sampling has indicated that there has been no impact on groundwater quality. The site is currently fenced, limiting potential contact to residual surface soil contamination.

Appendix A - Figures

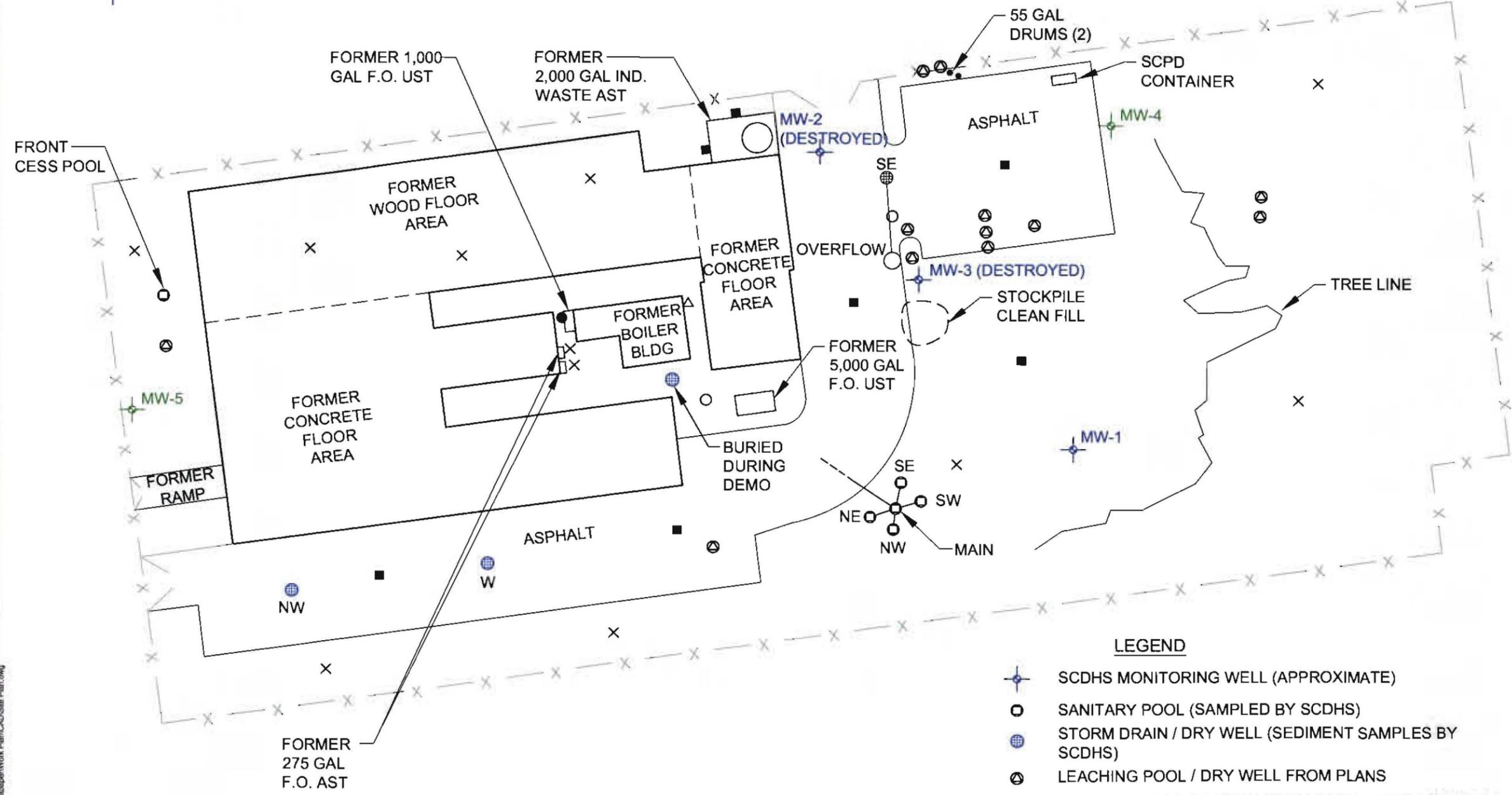
CONSULTANTS

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW
DRAWINGS PREPARED FOR

REVISION	DATE	INITIALS	COMMENTS

SITE PLAN
934 EASTON STREET
RONKONKOMA, NY

FIGURE NO. 2
SHEET 2 of 2



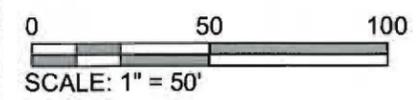
SITE PLAN

SCALE: 1" = 50'

LEGEND

- ⊕ SCDHS MONITORING WELL (APPROXIMATE)
- ⊙ SANITARY POOL (SAMPLED BY SCDHS)
- ⊕ STORM DRAIN / DRY WELL (SEDIMENT SAMPLES BY SCDHS)
- ⊙ LEACHING POOL / DRY WELL FROM PLANS
- △ STORM DRAIN (LOCATION FROM SCDHS, NOT SAMPLED BY SCDHS)
- ⊕ PROPOSED MONITORING WELL
- × PROPOSED SURFACE SOIL SAMPLE
- PROPOSED SHALLOW SUBSURFACE SOIL SAMPLE
- PROPOSED GEOPROBE SOIL BORING LOCATION
- PROPOSED GEOPROBE SOIL BORING AND GROUNDWATER SAMPLE LOCATION

BASE MAP PROVIDED BY:
D'VIRKA AND BARTILUCCI
CONSULTING ENGINEERS
DATED: NOV. 29, 2001



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Appendix B - Project Contacts and Document Repositories

Project Contacts

For information about the site's remedial program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Kerry Maloney
Project Manager
Remediation Bureau A
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9620

William Fonda or Aphrodite Montalvo
Citizen Participation Specialists
NYSDEC Region One
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409
631-444-0350

New York State Department of Health (NYSDOH):

Steve Karpinski
Public Health Specialist II
NYSDOH-Bureau of Environmental Exposure Investigation
Flanagan Square, Room 300
547 River Street
Troy, NY 12180-2216
Phone: 518-402-7880
Fax: 518-402-7859

Document Repositories

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Sachem Public Library
150 Hollbrook Road
Holbrook, NY 11741
Attn: Linda Bove
Phone: 631-588-5024 ext.244
Hours: Monday-Friday 9:30-9 PM
Sat 9:30-5PM, Sun 1-4PM

NYSDEC Region One
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409
Attn: William Fonda
Phone: 631-444-0350
Hours: Monday-Friday 8:30-4:45PM

Appendix C - Brownfield Site Contact List

Brownfield Site Contact List (BSCL)

Government Officials

- Town of Islip Zoning Board of Appeals, (631) 224-5489, Mary Passaro - Secretary to the Board 40 Nassau Avenue, Suite 1, Islip, NY 11751
- Islip Town Hall Supervisor: Phil Nolan, (631) 224-5500, 655 Main Street, Islip, NY 11751
- Suffolk County: Steve Levy, County Executive, (631) 853-4000, H. Lee Dennison Building 100 Veterans Memorial Highway, P.O. Box 6100, Hauppauge, NY 11788-0099
- Long Island Islip MacArthur Airport Commissioner: TBD, 631-467-3300, Town of Islip.

Local Media

- Suffolk Life Newspapers, 1461 Route 58 Riverhead, NY 11901
- News 12 Long Island, 1 Media Crossways, Woodbury, NY 11797
- The Suffolk County News, 23 Candee Avenue, Sayville, NY 11782
- The Islip Bulletin, 23 Candee Avenue, Sayville, NY 11782
- Islip.TV, LLC, P.O. Box 615, Bay Shore, NY 11706
- Long Island Business News 2150 Smithtown Avenue, Suite 7, Ronkonkoma, NY 11779
- Long Island Desk, Newsday, 235 Pinelawn Road, Melville, NY 11747

Public Water Supplier

- Suffolk County Water Authority, 2045 Route 112, Suite 5, Coram, NY, 11727, (631) 698-9500 (customer service)

Environmental Groups and Other Interested Parties

- Adrienne Esposito, Citizens Campaign for the Environment, 225A Main Street, Farmingdale, NY 11735
- Lake Ronkonkoma Civic Organization, P.O. Box 2916, Lake Ronkonkoma, NY 11779
- VFW Post 9486 William Francis Taylor Post, 55 Lake Shore Road, Lake Ronkonkoma, NY 11779
- The Chamber of Commerce of the Greater Ronkonkomas, P.O. Box 2546, Ronkonkoma, NY 11779
- Lake Ronkonkoma Historical Society Museum, 328 Hawkins Avenue, Lake Ronkonkoma, NY 11779 (631)467-3152

Adjacent Residents, Tenants, or Property Owners

This segment of the Site's contact list is maintained in confidence in the NYSDEC official site file.

Appendix D - Identification of Citizen Participation Activities

Required Citizen Participation (CP) Activities	CP activity(ies) Occur at this Point
<p>Application Process:</p> <ul style="list-style-type: none"> • Prepare brownfield site contact list (BSCL) • Establish document repositories 	At time of preparation of application to participate in ERP
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day comment period • Publish above ENB content in local newspaper • Mail above ENB content to BSCL 	When NYSDEC determines that ERP application is complete. The 30-day comment period begins on date of publication of notice in ENB
<p>After Execution of ERP Agreement:</p> <ul style="list-style-type: none"> • Prepare citizen participation (CP) plan 	Draft CP Plan must be approved before the applicant initiates the RI fieldwork. CP Plan must be approved by NYSDEC before distribution.
<p>After Remedial Investigation/Alternatives Analysis (RI/AA) Work Plan Received:</p> <ul style="list-style-type: none"> • Mail fact sheet to BSCL about proposed RI/AA activities 	RI/AA Report will be available for review at the document repositories.
<p>After PRAP Completion:</p> <ul style="list-style-type: none"> • Mail fact sheet to BSCL describing PRAP • Public meeting by NYSDEC about PRAP (if requested by affected community or at discretion of NYSDEC project manager in consultation with other NYSDEC staff as appropriate) 	<p>45-day comment period begins/ends as per dates identified in fact sheet. Public meeting may be held within the 45-day comment period.</p> <p>Prepare responsiveness summary</p>
<p>After Record of Decision (ROD) Completion:</p> <ul style="list-style-type: none"> • Mail fact sheet to BSCL about ROD 	ROD will be available for review at the document repositories.
<p>After Approval of Remedial Design:</p> <ul style="list-style-type: none"> • Mail fact sheet to BSCL summarizing upcoming remedial construction 	Before the start of remedial construction.
<p>After Remedial Action Completed:</p> <ul style="list-style-type: none"> • Mail fact sheet to BSCL announcing that remedial construction has been completed • Mail fact sheet to BSCL announcing NYSDEC approval of Completion Report and issues a Satisfactory Completion of Project letter. 	At the time NYSDEC approves Completion Report. These two fact sheets should be combined when possible if there is not a delay in closeout of the SAC.

Appendix E- Environmental Restoration Program Process

