

1612 Fifth Avenue

Brownfield Cleanup Program

Site No. C152008

Bay Shore, Suffolk County



Department of
Environmental
Conservation

June 2026

Cleanup 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 (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to 1612 Fifth Avenue site (“site”) located at 1612 Fifth Avenue, Bay Shore, Suffolk County. Please see the map for the site location. Based on the findings of the investigation, it has been determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in groundwater; and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, DEC has developed the proposed cleanup plan summarized below.

How to Comment

DEC is accepting written comments about the proposed plan, called a “Draft Remedial Work Plan (RWP),” which includes a cleanup alternatives analysis (AA), for 45 days, from **June 10th through July 26th, 2026**.

- Access the draft Remedial Investigation Report (RIR), RWP with AA, and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C152008/>.
- Documents also are available at the location(s) identified under “Where to Find Information.”
- Please submit comments to the DEC project manager listed under Project-Related Questions in the “Contact Information” area.

Summary of the Draft Remedial Work Plan with Alternatives Analysis

The proposed Track 4 Commercial Use cleanup plan consists of:

- Demolition of the existing one-story former mechanic shop/maintenance building to excavate soil contaminated with mercury.
- Hot spot delineation, excavation and off-site disposal of soil exceeding the federal levels for hazardous waste for mercury in shallow soil, and collection of post excavation soil samples to evaluate the effectiveness of the cleanup.
- Excavation and off-site disposal of up to approximately 31,400 cubic yards of non-hazardous soil in the top one foot to install a cover system.
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- Installation of a vapor/gas mitigation system for the entire site in accordance with 6 NYCRR Part 363-9.7 for closed landfills.
- Imposition of Institutional Controls in the form of Environmental Easement to ensure proper site use and to prevent future exposure to any residual contamination remaining in these areas.
- A Site Management Plan (SMP) is required for all portions of the site.
- Submission of a Final Engineering Report (FER) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the site boundaries, and describes all Engineering and Institutional Controls to be implemented at the site, and lists any approved changes from the Remedial Work Plan.

The proposed cleanup plan was developed by Fifth XNY LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

DEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. DOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The 21.6-acre site is currently inactive and zoned as industrial. The site is bordered by 5th Avenue to the east, Heckscher Avenue to the west and mixed industrial and commercial areas to the north and south. The site was previously owned and operated by Hubbard Sand and Gravel, a landscape and masonry supply company. Hubbard operated at the site as a sand mine from approximately 1947 through approximately 1963. Between 1963 and 1986 the western portion of the site was utilized as a municipal landfill and reportedly accepted large quantities of construction and demolition debris.

The planned redevelopment of the site consists of a one-story industrial warehouse with parking and landscaped areas.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C152008) at: <https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>.

Summary of the Investigation

The primary contaminants of concern at the site are mercury in soil and methane gas in soil vapor.

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

Patrick Powers, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233
p: 518-402-9758
patrick.powers@dec.ny.gov

Project-Related Health Questions

Anthony Perretta
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza, Corning Tower
Albany, NY 12237
p: 518-402-1365
bee@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C152008>

Bay Shore-Brightwaters Public Library

1 South Country Road
Brightwaters, NY 11718
631-665-4350

Site Location





Translation Available. Don't see your language? Ask!

English	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
Русский Russian	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
אידיש Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे उल्लेख করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
한국어 Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
العربية Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.
Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
Français French	Veillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔