Department of Environmental Conservation

January 2016

FACT SHEET

State Superfund Program

Receive Site Fact Sheets by *Email.* See "For More Information" to Learn How.

Site Name: Chemical Pollution Control
DEC Site #: 152015
Address: 120 South 4th Street
Bay Shore, NY 11735

Have questions? See "Who to Contact" Below

No Further Action Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Thursday, 1/21/2016 at 7:00 PM
Brentwood Public Library, 34 Second Ave., Brentwood, NY 11717
NYSDEC invites you to a public meeting to discuss the no further action remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a no further action remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Chemical Pollution Control (CPC) site ("site") located at 120 South 4th Street, Bay Shore, Suffolk County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

How to Comment
NYSDEC is accepting written comments about the proposed plan from **December 31, 2015** through **February 11, 2016**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

Proposed Remedial Action Plan
The remedy proposed for the site includes:
No Further Action
Based on the results of the investigations at the site, the Interim Remedial Measure (IRM) that has been performed, and the evaluation presented here, NYSDEC is proposing No Further Action and the implementation of Institutional Controls (ICs) as the proposed remedy for the site. NYSDEC believes that this remedy is protective of human health and the

environment and satisfies the remediation objectives.

The elements of the IRM already completed and the institutional controls are listed below:

Prior to implementation of the IRM all on-site structures, tanks, and pads were RCRA (Resource Conservation and Recovery Act) clean closed, demolished, and disposed off-site.

Excavation

A total of eleven pre-determined areas beneath and surrounding the demolished CPC building were excavated to pre-determined depths of two to eight feet below grade. Excavation and off-site disposal of contaminant source areas, including: removal of any underground storage tanks (USTs), soils which exceed the restricted residential soil cleanup objectives (RRSCOs), as defined by 6 NYCRR Part 375-6.8 for site contaminants were excavated and transported off-site for disposal. Post excavation confirmatory samples were collected to document that SCOs were achieved. Approximately 3,037 cubic yards of contaminated soil were removed from the site. On-site soil meeting the above excavation criteria was used to backfill the excavation.

In-Situ Chemical Oxidation

In-situ (in place) chemical oxidation (ISCO) was implemented to treat "contaminants" in groundwater. Sodium permanganate solution was injected into the subsurface to destroy the contaminants in an approximately 10,100 square foot area located to the west and south of the former CPC building. Injections were conducted using a Geoprobe. Eighty injections were advanced to a depth of 20 feet (groundwater at eight feet)and approximately 250 gallons of sodium permanganate solution was injected in each injection point.

Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for commercial use OR industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or County DOH; and
- require compliance with the NYSDEC approved Site Management Plan.

Site Management Plan

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

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 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 for evaluation of the potential for soil vapor intrusion future buildings developed

on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- the steps necessary for the periodic reviews and certification of the institutional controls; monitoring of groundwater to assess the performance and effectiveness of the remedy; and
- a schedule of monitoring and frequency of submittals to NYSDEC.

Summary of the Investigation
Post excavation confirmatory sampling verified that soils remaining on site meet the Restricted Residential SCOs.

Post ISCO groundwater sampling event the determined that the Ambient Water Quality Standards and Guidance Value of 5.0 parts per billion (ppb) is exceeded for tetrachloroethene at 6.5 ppb in one of the four downgradient monitoring wells. No other groundwater exceedences of site related contaminants were found.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “feasibility study” submitted under New York’s State Superfund Program by the responsible party(ies).

Institutional and Engineering Controls
Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action 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.

The following institutional controls have been or will be put in place on the site:

-Zoning Restriction
-Decision Document
-Environmental Notice
-Groundwater Use Restriction
-Site Management Plan
-Soil Management Plan

No engineering controls have been or will be put in place on the site.

Next Steps
NYSDEC will consider public comments as it finalizes the no further action remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. NYSDEC would then reclassify or delist the site from the Registry of Inactive Hazardous Waste Disposal Sites.

Background
Location:
The Chemical Pollution Control (CPC) Site is located at 120 South Fourth Street in an heavily developed portion of Suffolk County, NY and is surrounded by commercial and industrial properties. Public water and sewer are available throughout the area. The site is located 2,500

feet west of Sagtikos State Parkway. The Sonia Road Landfill, site Id# 152013 a class 4 site, is approximately 500 feet to the south of this site.

Site Features:
The site occupies approximately 1 acre and is fenced and graded. The CPC facility was demolished in 2012.

Current Zoning: The site is vacant and zoned commercial.

Past Use(s)of the site:
Prior to 1940, the site was agricultural land. From 1940 to 1960, the site was part of larger parcel occupied by the Hubbard Sand and Gravel quarry. From 1960 to 1975, the site was occupied by; a bus company, a truck service company, and a milk bottling and distribution facility.
In 1975, CPC leased the property and existing building for the operation of a facility for the treatment, storage, and transfer hazardous wastes. CPC operated as a RCRA permitted hazardous waste storage facility under NYSDEC Permit Number 1-4728-00086-00002. There were 21 solid waste management units consisting of; eight storage cells (SC-1 through SC-8), four storage areas (FS-1, WA-I, WA-II, and NH-1), six storage tanks (ST-1, ST-2, ST-3, ST-5, ST-6, and ST-7), and three loading areas (LA-2, LA-3, and LA-4) permitted to store and/or treat hazardous wastes. The tanks were used to store and blend oils, non-halogenated solvents, other ignitable hazardous waste, various organic wastewaters, different types of acids, and alkalis of sodium hydroxide and calcium hydroxide. In 2012 CPC ceased operations at the site, RCRA clean closed the tanks, piping, and other appurtenances subject to the RCRA permit, and demolished the on-site building.

Site Geology and Hydrology:
The unconsolidated geologic deposits underlying Suffolk County consist of clay, sand, silt, and gravel overlying consolidated bedrock. The overlying unconsolidated sediments form, in ascending order, the Raritan and Magothy Formations. The Raritan Formation consists of the Lloyd Sand and Raritan Clay. The Lloyd aquifer consists of course sand, gravel, and lenses and layers of silty and sandy clay. The Raritan Clay serves as a confining unit for the underlying Lloyd Sand. The saturated sands of the Lloyd, Magothy, and Upper Glacial deposits form Long Island's three major aquifers and constitute Long Island's Sole Source aquifer. Ground water flow is to the southeast. The depth to ground water is approximately 9' below grade.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=152015

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: http://www.dec.ny.gov/chemical/8439.html

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Deer Park Public Library
44 Lake Avenue
Deer Park, NY
phone: (631) 586-3000

Who to Contact

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

Project Related Questions
George Momberger
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7017
518-402-9814
george.momberger@dec.ny.gov

Site-Related Health Questions
Anthony Perretta
New York State Department of Health

Albany, NY

BEEI@health.ny.gov

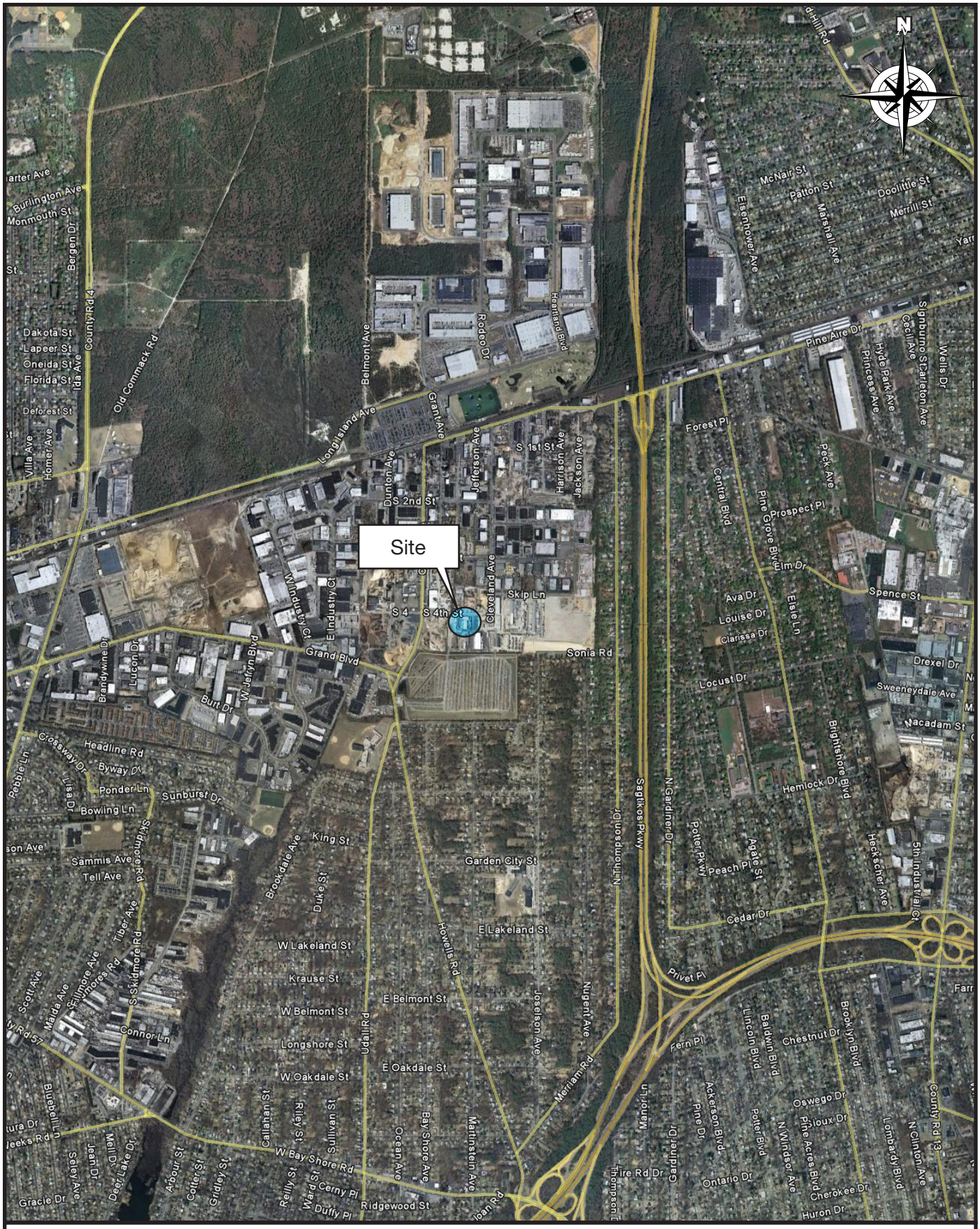
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: http://www.dec.ny.gov/chemical/61092.html. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



Dvirka and Bartilucci CONSULTING ENGINEERS
A DIVISION OF WILLIAM F. COSULICH ASSOCIATES, P.C.

PSC - CHEMICAL POLLUTION CONTROL, LLC OF NEW YORK
BAY SHORE, NEW YORK

SITE LOCATION MAP

FIGURE 1

2786-F - Site Location Map.indd (10/29/10 - 10:23 AM)