



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Syosset Park Lots 251 and 252
DEC Site #: C130002
Address: 305 Robbins Lane
Syosset, NY 11791

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Syosset Park Lots 251 and 252 site ("site") located at 305 Robbins Lane, Syosset, Nassau 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."

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=C130002>

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan", was submitted to NYSDEC under New York's Brownfield Cleanup Program (BCP). The investigation will be performed by Syosset Park Development, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **April 5, 2017** through **May 5, 2017**. 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Extensive soil and adequate groundwater data is available for the property, the location of the former Cerro Wire and Conduit Company. Data gaps include soil vapor. The site is adjacent to the Syosset Landfill. The landfill has an on-going methane monitoring program, and has not shown any elevated methane levels at the perimeter monitoring points in many years, however,

soil vapor at the BCP site has never been sampled. This Remedial Investigation Work Plan summarizes existing data on soil and groundwater, and provides for collection of ten soil vapor samples at the border between the property and the Syosset Landfill, taken from eight feet below ground surface. This depth is where a basement from a future structure would be and where vapor intrusion could take place. The phrase "soil vapor intrusion" refers to the process by which volatile chemicals move from a subsurface source into the indoor air of overlying buildings. Soil vapor, or soil gas, is the air found in the pore spaces between soil particles. Because of a difference in pressure, soil vapor enters buildings through cracks in slabs or basement floors and walls, and through openings around sump pumps or where pipes and electrical wires go through the foundation. Heating, ventilation or air-conditioning systems may create a negative pressure that can draw soil vapor into the building. This intrusion is similar to how radon gas seeps into buildings. The borings from which the samples are collected will be field screened for methane. The soil vapor samples will be analyzed in a NYS approved laboratory for Volatile Organic Compounds (VOCs).

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see "Where to Find Information" below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The Site is located at the northeast corner of the intersection of the North Service Road (aka Miller Place) and Robbins Lane, in the Hamlet of Syosset, Town of Oyster Bay. The Site is identified on the Nassau County Tax Map as Lots 251 and 252 of Block H in Section 15.

Site Features:

The BCP Site is without improvements with the exception of a mobile office trailer used by security personnel located adjacent to the vehicle entrance, two storage sheds and two block house buildings for the water service. Most of the Site is sparsely vegetated. A six-foot chain link fence defines the Site border to the north, east, west, and south. Vehicular access is gained through an asphalt paved entrance located in the southwest portion of the Site along Robbins Lane. Since acquisition, Syosset Park has maintained security personnel to restrict access to the Site.

Current Zoning and Land Use:

The site is located in an area zoned as "Light Industrial" and is currently inactive. A Planned Unit Development (PUD) District will be created to allow the proposed future uses which include residential, commercial and retail. The nearest residential area is approximately 0.08 miles to the southeast across Interstate 495.

Past Use of the Site:

The Cerro Wire and Conduit Company (Cerro) began development of the former Cerro Site in the early 1950s. Cerro manufactured steel electrical conduits, hot rolled copper rods, and steel strips for use by the construction industry. Cerro sold the facility to Sy Associates on March 29, 1984, but continued limited operations under a lease until November 7, 1986 at which date Cerro terminated operations and closed the facility.

As a result of historical industrial operations that adversely impacted the subsurface, the site was included on the New York State Registry of Inactive Hazardous Waste Disposal Sites (Registry) in 1983 (Site I.D. 130002). It was removed from the Registry in 1994 following decommissioning, multiple investigations, multiple soil removal/remediation activities and completion of a risk assessment. All of these activities were completed under NYSDEC and the New York State Department of Health (NYSDOH) oversight. The NYSDEC issued a No Further Action Letter on February 11, 1994 with no restrictions with regard to future use. The BCP Site was delisted from the Registry by utilizing Site-Specific Soil Cleanup Objectives (SSSCOs) for copper, cyanide and zinc that were greater than their respective Part 375 Restricted - Restricted Residential Soil Cleanup Objectives (RRRSCOs). Therefore, there are multiple areas with concentrations of constituents of concern below the SSSCOs but above the RRRSCOs that were not remediated and remain at the Site.

Site Geology and Hydrogeology:

The surface topography of the Site is generally flat and is slightly lower in elevation than the surrounding area. The surrounding area is also generally flat and gently slopes to the south. The Site is situated at an elevation of approximately 180 feet above mean sea level. Syosset is situated on a gently sloping glacial outwash plain, underlain by unconsolidated deposits. The soil at the BCP Site is classified as urban land which consists of a well-drained sandy loam.

It has been determined that a groundwater flow divide exists beneath the Site. The divide was oriented northwest to southeast in the northeast portion of the Site, but the location of the groundwater divide fluctuates, is seasonably dependent and the average flow direction is to the west. Depth to groundwater at the Site has been measured at a range of approximately 88 feet to 110 feet below grade.

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

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

Syosset Public Library
225 South Oyster Bay Rd
Syosset, NY 11791
phone: (516) 921-7161 extension 212

NYSDEC Region 1 Office
SUNY at Stony Brook, 50 Circle Rd
Stony Brook, NY 11790-3409
phone: (631) 444-0240

Who to Contact

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

Project Related Questions

Cynthia Whitfield
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9568
cynthia.whitfield@dec.ny.gov

Site-Related Health Questions

Arunesh Ghosh
New York State Department of Health
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7880
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.

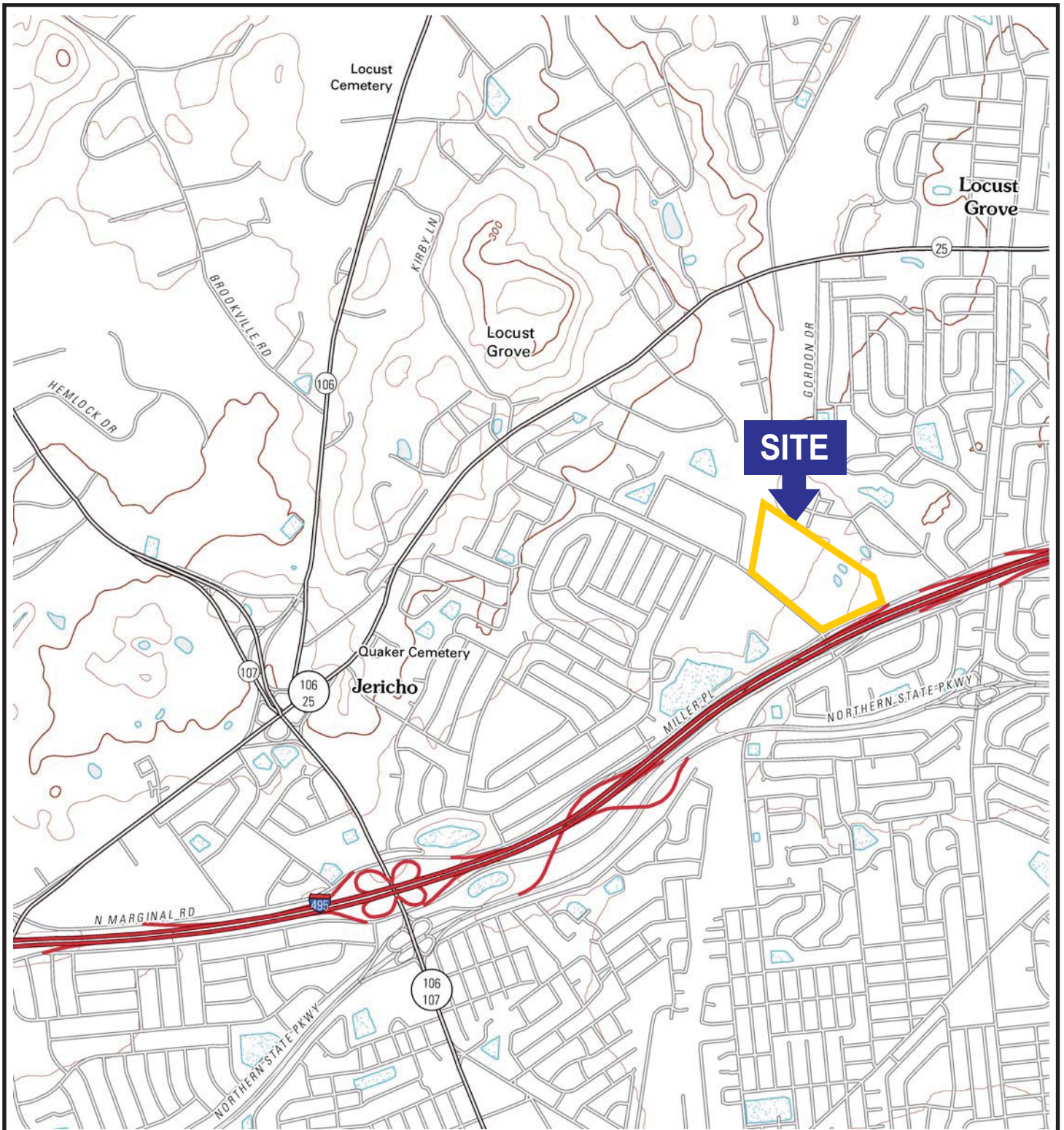
Receive Site Fact Sheets by Email

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.



QUADRANGLE LOCATION



SOURCE:
USGS; 2010, HICKSVILLE, NY
7.5 Minute Topographic Quadrangle



Title:			<h2>SITE LOCATION MAP</h2> <p>BCP APPLICATION SYOSSET PARK, LOT 251 & 252 305 ROBBINS LANE, SYOSSET, NEW YORK</p>
Prepared for:			
SYOSSET PARK DEVELOPMENT, LLC			
 ROUX ROUX ASSOCIATES, INC. <i>Environmental Consulting & Management</i>	Compiled by: R.M.	Date: 28JAN16	FIGURE 1
	Prepared by: J.A.D.	Scale: AS SHOWN	
	Project Mgr.: R.M.	Project No.: 2178.0006Y000	
	File: 2178.0006Y111.01.CDR		

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