



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 230 Duffy Avenue
DEC Site #: C130141
Address: 230 Duffy Avenue, Hicksville, NY

Have questions?
See
"Who to Contact"
Below

Remedy 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 (NYSDEC) to address contamination related to the 230 Duffy Avenue site ("site") located at 230 Duffy Avenue, in Hicksville, 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."

The cleanup activities will be performed and funded by Long Island Industrial, LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat due to elevated levels of contaminants in groundwater and soil vapor.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/dereexternal/haz/details.cfm?pageid=3&progno=C130141>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **October 11, 2016** through **November 28, 2016**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public 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 proposed remedy consists of:

1. The installation a sub-slab depressurization system (SSDS) or a soil vapor extraction system (SVES) in the current structures on the site to prevent exposure to site related contaminants (volatile organic compounds) which results from soil vapor intrusion. The mitigation system will

eliminate any exposures by preventing contaminated soil vapor from entering the on-site building(s). It will extract sub-slab vapors, and actively vent to the outside air.

2. Site groundwater that is impacted by volatile organic compounds and metals will be remediated using passive release sock (PRS) deployment units filled with ERDENHANCED™ in the impacted groundwater monitoring wells. PRS filled with ERDENHANCED™ create treatment zone conditions that enhance the in situ destruction of chlorinated VOCs. The progress of the treatment program will be tracked by periodic groundwater monitoring.

Summary of the Investigation

The principal objective of the Remedial Investigation (RI) was to characterize and delineate the extent any detected soil, soil vapor and groundwater and to evaluate exposure pathways with respect to public health and the environment. To accomplish these objectives, the following tasks were conducted:

Geophysical Investigation/Test Pits:

As part of the initial RI scope of work, a non-intrusive sub-surface geophysical survey (ground penetrating radar) was conducted to identify potential Underground Storage Tanks (USTs), utility lines and other buried obstructions. The geophysical survey resulted in the identification of several utility lines (gas, electric, and sewer) traversing beneath the Site as well as several anomalies. The discovered anomalies were further investigated by exploratory test pits and were determined to be 2 dry wells structures, a septic system and an UST. Each discovered underground structure was remediated in accordance to NYSDEC and Nassau County Department of Health requirements.

Soil Investigation:

The soil investigation consisted of the installation of 82 soil borings and the collection of 108 soil samples. A review of the data collected indicates the fill and soil beneath the Site may be characterized as historic urban fill. Concentrations of VOCs, PCBs, pesticides, and cyanide did not exceed Part 375 Restricted Industrial standards in soil borings throughout the Site. A few Semi-Volatile Organic Compounds (SVOCs) and Metal compounds were detected above Part 375 Restricted Industrial Standards. The detected compounds were at levels that would not require remedial action.

Groundwater Investigation:

To investigate site groundwater, a total of 47 groundwater samples were collected from temporary groundwater points; and 15 groundwater samples were collected from new and existing permanent wells. A summary of the results indicate that Tetrachlorethene (PCE), Trichloroethene (TCE), 1,1,1-Trichloroethane (1,1,1,-TCA), cis-1,2 Dichloroethene (cis-1,2-DCE), and 1,1-Dichloroethane (1,1-DCA) as well as several metal compounds were detected above New York State Department of Environmental Conservation (NYSDEC) Ambient Water Quality Standards and Guidance Values (AWQSGV). These elevated compounds will be addressed as part of the Remedial Action phase of the project.

Soil Vapor Investigation:

To evaluate soil vapor intrusion (SVI) a total of 20 soil vapor samples, 12 sub-slab samples, four indoor air and five ambient air samples were collected. The results indicate that indoor air in the building located on-site is being adversely impacted by SVI. As part of the Remedial Action phase, a vapor mitigation system will be installed to address the SVI concerns.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Background

Site Location: The site is located at 230 Duffy Avenue in Hicksville, Nassau County.

Site Features: The site occupies approximately 6.76 acres of land. The main site feature include a 122,900 square foot one and two story building. The remainder of the site consists of an asphalt parking area with some limited area of grass cover. The Site is bounded on the north by the Long Island Railroad; on the south by Duffy Avenue and a residential neighborhood; and on the east and west by active and vacant industrial or commercial operations. The Site building is presently used for warehouse/retail. Surrounding land uses include residential, commercial and industrial uses.

Current Zoning/Use: The property, which is located in an urban/suburban area, is currently zoned for commercial/industrial use.

Historic Use(s) and Source of Contamination: Philips Electronics North America Corporation (Philips) formerly owned the Site, which was operated by Amperex Electronics Corporation, a subsidiary of Philips. Amperex's primary business was the manufacture of electron tubes, consisting of receiving and transmitting tubes for high power RF and microwave applications. Manufacturing operations included the machining, heat treating, chemical cleaning, metal and glass working, cathode coating and metal plating processes. In the early 1990s, the plant was closed and all manufacturing and process equipment was removed from the Site.

Site Geology/Hydrogeology: The soils in the area of the Site are classified by the US Department of Agriculture as consisting mostly of urban land soils, which contain a mix of sand, silt, clay and fill material. The depth to groundwater at the Site varies from approximately 55 to 65 feet below grade. The site-specific groundwater flow direction is to the south-southeast.

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 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.

Hicksville Public Library
Attn: Reference Desk
169 Jerusalem Avenue
Hicksville, NY 11801
Phone: 516-931-1417

Selected project documents are also available on the NYSDEC website at:
<http://www.dec.ny.gov/chemical/8431.html>.

Who to Contact

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

Project Related Questions

John C. Sheehan
New York State Department of
Environmental Conservation
Division of Environmental Remediation
SUNY at Stony Brook 50 Circle Road
Stony Brook, NY 11790-3409
(631)-444-0240
John.sheehan@dec.ny.gov

Site-Related Health Questions

Jacquelyn Nealon
New York State Department of Health
Empire State Plaza Corning Tower
Room 1787
Albany, NY 12237
(518)-402-7880
bee@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.

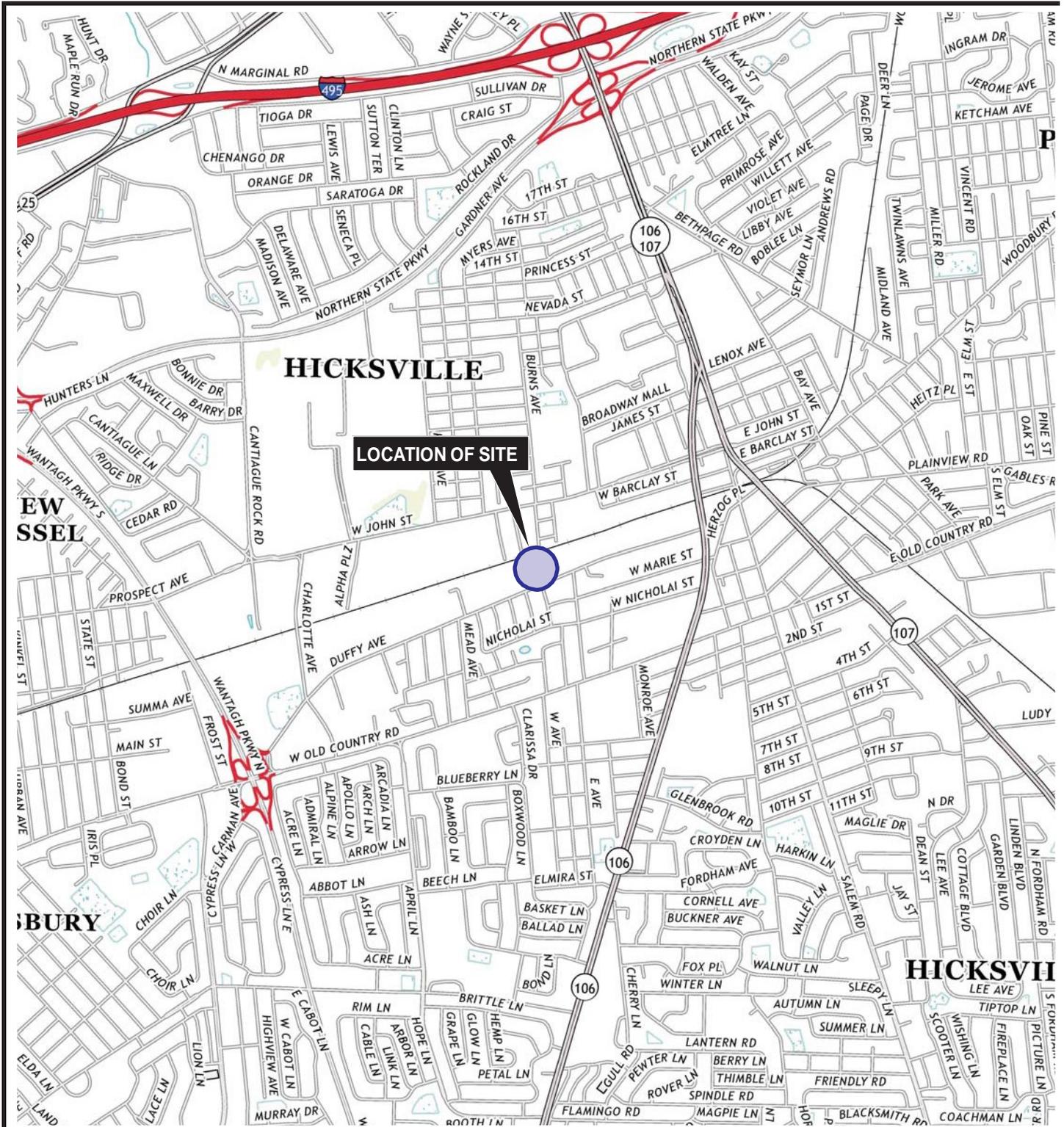
Receive Site Fact Sheets by Email

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

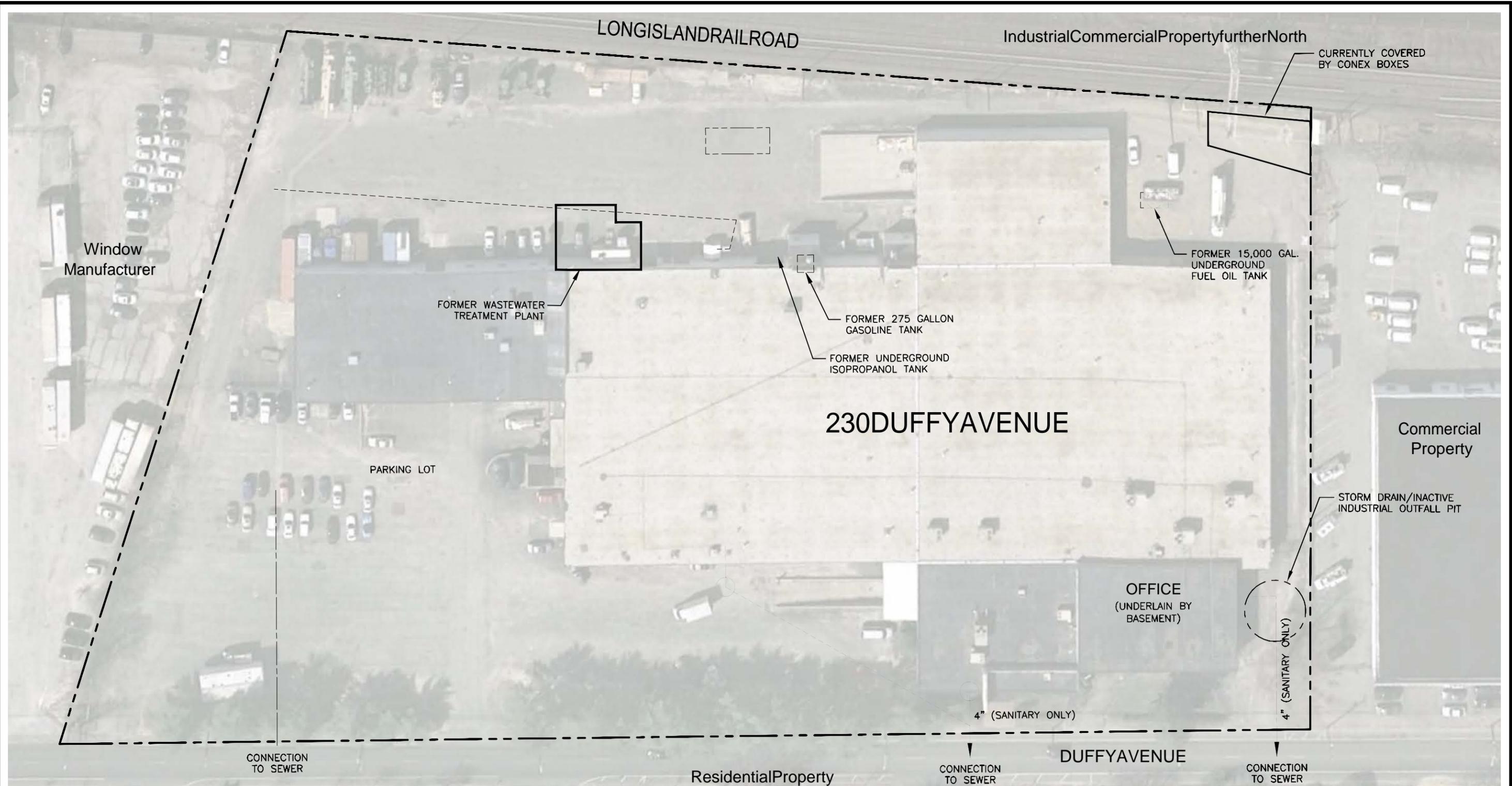


SOURCE:
 USGS; 2013, Hicksville, NY
 USGS; 2013, Freeport, NY
 7.5 Minute Topographic Quadrangle



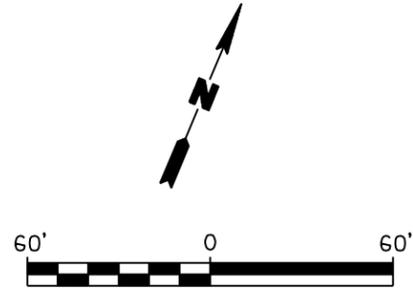
Title:		SITE LOCATION MAP	
FINAL REMEDIAL INVESTIGATION 230 DUFFY AVENUE, HICKSVILLE, NY			
Prepared for:		LONG ISLAND INDUSTRIAL, LLC	
ROUX ROUX ASSOCIATES, INC. Environmental Consulting & Management	Compiled by: J.G.	Date: 22AUG14	FIGURE 1
	Prepared by: J.A.D.	Scale: AS SHOWN	
	Project Mgr.: J.G.	Project No.: 1176.0001Y000	
	File: 1176.0001Y139.01.CDR		

V:\CAD\PROJECTS\1176\0001\1176.0001Y139.01.CDR



V:\CAD\PROJECTS\1176\0001Y\141\1176.0001Y141.02.DWG

LEGEND	
	APPROXIMATE PROPERTY BOUNDARY
	CATCH BASIN



Title:			
SITEPLAN			
REMEDIAL ACTION WORK PLAN 230 DUFFY AVENUE, HICKSVILLE, NEW YORK			
Prepared For:			
LONG ISLAND INDUSTRIAL, LLC			
 ROUX ASSOCIATES, INC. <i>Environmental Consulting & Management</i>	Compiled by: J.G.	Date: 10SEP15	FIGURE 2
	Prepared by: G.M.	Scale: AS SHOWN	
	Project Mgr: G.S.	Project: 1176.0001Y004	
	File: 1176.0001Y141.02.DWG		