



FACT SHEET Brownfield Cleanup Program

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

Site Name: 486 Sunrise Highway, Rockville Centre
DEC Site #: C130220
Address: 486 Sunrise Highway
Rockville Centre, NY 11570

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 486 Sunrise Highway, Rockville Centre site ("site") located at 486 Sunrise Highway, Rockville Centre, 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."

Draft Investigation Work Plan

The draft investigation work plan, called a "Focused Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by BCA & Associates, 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 October 6, 2016 through November 5, 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.

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.

The investigation will define the nature and extent of contamination in soil, groundwater and other parts of the environment that may be affected. This Focused Remedial Investigation (FRI) will be implemented to fill the data gaps identified during previous investigations for all media.

The investigation will be performed by GEI Consultants Inc., P.C. with oversight from the NYSDEC and NYSDOH.

The results of previous investigations indicate the presence of Tetrachloroethene (PCE) in onsite soil vapor, and to a limited extent in groundwater. Trichloroethene (TCE), another COC at the Site, was detected in soil vapor and at low levels in groundwater. Detections above applicable standards or guidelines were limited to soil vapor. Soil concentrations of PCE and TCE, where detected, were below the applicable standards.

The FRI will include:

- Collection and analysis of soil samples from 10 locations beneath the building,
- Advancement of soil borings outside of the building in the vicinity of several areas of concern (AOCs) including a previously abandoned-in-place underground storage tank (UST) and several other anomalies and the collection of at least one soil sample around each AOC,
- Installation of two monitoring well clusters each consisting of two wells,
- Sampling of the newly installed wells and five previously installed temporary wells, and
- Installation and sampling of four permanent soil vapor points beneath the building and one in the parking lot adjacent to the building.

Following completion of the FRI, it is anticipated that an IRM including the installation of a sub-slab depressurization system will be completed to address soil vapor impacts beneath the onsite building.

The details of the proposed investigation described in the Focused Remedial Investigation work Plan (FRIWP) and this document can be found at the locations identified below under “Where To Find Information”.

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 in a suburban area at 482 - 486 Sunrise Highway in Rockville Centre, New York.

Site Features:

The Site consists of a two-story commercial office building and a parking lot in the rear of the property. The building footprint encompasses approximately 16,000 square feet. The site is predominantly covered by the pavement.

Current Zoning and Land Use:

The Site is currently an active commercially-zoned building. Commercial uses are present in adjacent buildings including, a self-storage facility to the north of a portion of the building and to the west, a furniture store to the east, residential housing to the south across Ongley Street, and the Long Island Railroad to the north across Sunrise Highway.

Past Uses of the Site:

The Site has historically been used for a variety of uses, several of which may have contributed to site contamination. They include a dry cleaner, which was demolished in 1971, machine shop, cabinet shop and photo shop. The dates when the machine shop, cabinet shop and photo shop ceased operations are unknown.

Site Geology and Hydrogeology:

The soil stratigraphy underneath the Site to approximately 15 feet below ground surface (bgs) consists primarily of sand and gravel. Based on regional information from the area, this stratigraphy likely remains relatively consistent to approximately 55 feet, where a clay layer is reportedly located. Groundwater flow direction at, and in the immediate vicinity of the Site, is to the south-southeast. No surface water bodies are located within a half-mile radius of the Site.

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=C130220>

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.

Rockville Centre Public Library
Attn: Catherine Overton
221 North Village Avenue
Rockville Centre, NY 11570
phone: 516-766-6257

New York State Department of Environmental Conservation
Attn: Bill Fonda
50 Circle Road
Stony Brook, NY 11790-3409
phone: 631-444-0350
(bill.fonda@dec.ny.gov)

Who to Contact

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

Project Related Questions

Jahan Reza
Department of Environmental Conservation
Division of Environmental Remediation
SUNY at Stony Brook 50 Circle Road
Stony Brook, NY 11790-3409
631-444-0242
jahan.reza@dec.ny.gov

Site-Related Health Questions

Steven G. Berninger
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
steven.berninger@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.

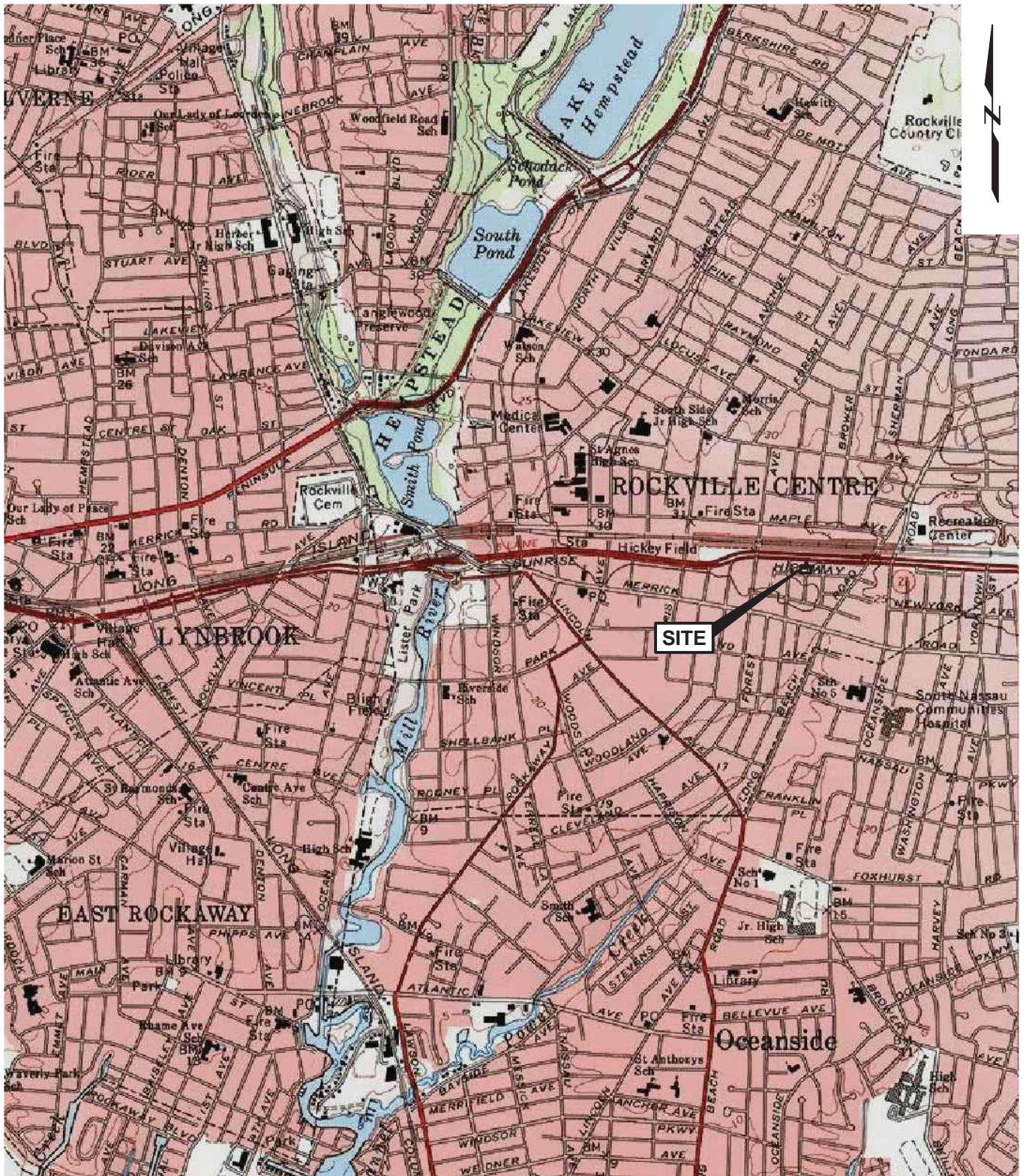
Receive Site Fact Sheets by Email

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.



SITE

0 2000' 4000'



SCALE: 1" = 2000'

SOURCE:

Lynbrook, N.Y. U.S.G.S 7.5 Minute Topographic Maps, created with TOPO!
 © 2001 National Geographic (www.nationalgeographic.com/topo).

Pre-Design Investigation Work Plan
 486 Sunrise Highway
 Rockville Centre, NY

BCA & Associates, LLC
 Rockville Centre, NY



SITE LOCATION MAP

Project 1500620

February 2016

Fig. 1