



FACT SHEET

State Superfund Program

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Site Name: 100 Oser Avenue
DEC Site #: 152162 Operable Unit 02 *
Site Address: 100 Oser Avenue
Hauppauge, NY 11788

July 2012

Cleanup Action to Begin at State Superfund Site

Action is about to begin that will address the contamination related to 100 Oser Avenue ("site") located at 100 Oser Avenue, Hauppauge, Suffolk County, under New York State's State Superfund Program. Please see the map for the site location.

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.

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>

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 by NYS Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- In-situ chemical oxidation for the area of the plume as it leaves the 100 Oser Avenue site proper and in the plume directly upgradient of the wetlands area to reduce the highest concentration levels of Volatile Organic Compounds (VOCs) in the groundwater that discharges into the wetland. The remedy addresses the threats outlined above by reducing the concentrations of VOCs in the groundwater entering the wetland water and sediment. By lowering the concentrations of VOCs in the groundwater at the beginning of the plume, the threat of soil vapor intrusion would be reduced since the concentrations would decrease after the remedy was implemented.
- Continue a soil vapor monitoring program associated with additional characterization of the potential for soil vapor intrusion (SVI) and, if necessary, installation of subslab depressurization systems. SVI has been previously evaluated and potential exposures were not identified.

**Operable Unit:* An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

- Monitoring the natural decline of groundwater contamination using existing wells and additional wells to be installed during the design phase of the project.
- A Remedial Design program to provide the details required to implement the remedial program.
- Since the remedy results in untreated hazardous waste remaining in OU2 of the site, a long-term monitoring program will be instituted. Monitoring will include the groundwater, soil gas, indoor air, and the wetlands sediment and surface water. This program will monitor the effectiveness of the in-situ chemical oxidation injection and the indoor air and will be a component of the operation, maintenance, and monitoring for the site. Costs of this monitoring were included in the cost of the selected remedy for OU1.
- Development of a site management plan to address residual contamination and any use restrictions to be incorporated into the OU1 site management plan.
- Imposition of an institutional control in the form of an environmental easement (IC/EC) on the 100 Oser Avenue property that will (a) require compliance with the approved site management plan; (b) limit the use and development of the property to commercial or industrial uses only; (c) restrict the use of groundwater at 100 Oser Avenue as a source of potable or process water without necessary water quality treatment as determined by New York State Department of Health (NYSDOH) or Suffolk County Department of Health Services (SCDHS).
- The 100 Oser Avenue property owner will provide an IC/EC certification, prepared and submitted by a professional engineer or such other expert acceptable to NYSDEC on a periodic basis, until NYSDEC notifies the property owner in writing that this certification is no longer needed. This submittal will contain certification that the institutional controls and engineering controls are still in place, allow NYSDEC access to the site, and that nothing has occurred that would impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan.
- If, during the evaluation of the monitoring data, NYSDEC determines that additional groundwater remediation is necessary, another appropriate remedy would be implemented.

Next Steps

After completion of the cleanup activities, NYSDEC will prepare a Final Engineering Report. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

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

Background

Location: The 100 Oser Avenue site, OU1, is located in the Heartland Industrial Park in the Hamlet of Hauppauge, Town of Smithtown, Suffolk County. The site is located on Oser Avenue, west of Old Willet's Path, north of the Long Island Expressway, and south of Veterans Memorial Highway.

Site Features: The property is developed with a one-story masonry building, approximately 24,000 square feet in size and associated parking areas. The property is bordered to the north by privately owned residential properties along Holiday Park Drive. The east, west and south are bordered by other industrial properties within the industrial park. A small wooded border has been placed between the site and a residential neighborhood. OU1 consists of the 100 Oser Avenue property and two adjacent parcels, 90 Oser Avenue to the east and 110 Oser Avenue to the west.

Current Zoning/Use(s): The surrounding area is mixed industrial, commercial and residential.

Historical Use(s): Aerial photographs show that the property was undeveloped and wooded in 1968. The next available photograph in 1976 shows that 100 Oser Avenue had been built and was owned by Vanderbilt Associates who leased the Building to Sands Textile Corporation (Sands). Sands was reportedly a textile manufacturer that used tetrachloroethene (PCE) to dry clean finished products from the mid-1970s to 1985. From 1975 to 1985, Sands Textiles Finishers, Inc. used and disposed PCE at the site. PCE was used to dry clean finished textiles at the facility. Disposal of PCE was likely to have occurred in the storm water drainage system via pipes from the building and the septic system via floor drains or slop sinks. Anecdotal evidence indicates that used PCE was also disposed in the roof drain cleanouts and open pits in the floor. Two aboveground PCE storage tanks and one underground fuel oil storage tank were formerly located on the site. The tanks may have leaked, and caused soil and groundwater contamination. The tanks were removed when the property was sold in 1985.

The property was purchased in 1985 by Mr. Anwar Chitayat through the Suffolk County Industrial Development Agency. Anorad Corp., a manufacturer of positioning equipment, occupied the site from 1987 until 2003. Since that time the building has intermittently housed light industrial operations.

Operable Units:

The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination.

Operable Unit No. 1 (OU1-On-site Soils/On-site Groundwater/Soil gas): In March 2002 the NYSDEC selected a cleanup remedy involving operation of a Soil Vapor Extraction (SVE) treatment system for on-site contaminated soils and treatment of on-site groundwater using chemical oxidation. Adjacent parcels were included in OU1 because contamination at the 100 Oser Avenue site created similar environmental impacts at these properties. The configurations of the two adjacent properties are similar to the 100 Oser Avenue site.

The OU1 site has three active soil vapor extraction systems. The first is used to remediate the PCE contamination source area. There is also an SVE system in both 100 and 110 Oser Avenue acting as subslab depressurization systems to reduce the indoor air concentrations of PCE within these buildings. Potassium permanganate has been used for in-situ chemical oxidation to remedy the groundwater on site for OU1.

Operable Unit No. 2 (OU2 – Off-site Groundwater/Soil Gas): In January 2006, NYSDEC selected a cleanup remedy involving in-situ chemical treatment of the concentrated plume area with continued soil vapor monitoring, and installation of residential soil vapor intrusion mitigation systems as needed. The second operable unit (OU2) was defined in November 2000 when significant contamination was found off-site of the 100 Oser Avenue property during Phase II of the OU1 Remedial Investigation. OU2 was defined as the impacted area outside of the three properties designated OU1 including New Mill Pond which is located approximately 1.2 miles to the northeast.

Remedial Design (RD) of the remedy was completed in September 2011. The OU2 Remedial Action was initiated in July 2012 and currently expected to be completed in spring 2015.

Site Investigations and Remedial Actions: In 1998, NYSDEC listed the site as a Class 2 site in the Registry of Inactive Hazardous Waste Disposal Sites in New York.

Three interim remedial measures were implemented at the site including the removal of 11 yards of contaminated soil and water (April 2000), the installation of a SVE system to extract PCE from the west side of the 100 Oser Avenue building (September 2000), and the installation of subslab depressurization (SSD) systems below the buildings at both 100 and 110 Oser Avenue to mitigate PCE vapor intrusion (September 2004).

Shaw, formerly IT Corporation, was retained by NYSDEC in 1999 for completion of a Remedial Investigation and Feasibility Study (RI/FS) for the site. The RI for OU1 was completed and summarized in the Remedial Investigation Report dated October 2000. The Feasibility Study Report for OU1 was completed and dated October 2001. Potential remedial alternatives for the 100 Oser Avenue site were identified, screened and evaluated in the FS. Based on the RI and FS, the Department issued a Record of Decision (ROD) document dated March 2002 that identified the selected remedy for the site. The ROD required that the SSD systems to continue to operate plus performance of in-situ chemical oxidation by potassium permanganate at the contaminated groundwater.

A remedial investigation (RI) for OU2 was conducted between May 2001 and December 2003, to define the nature and extent of contamination beyond the immediate source area. Analytical results indicated that the groundwater PCE contaminant plume extends over one mile downgradient from the site, and PCE was detected in surface water collected from New Mill Pond. The contaminated area includes single-residential and multi-residential development, commercial establishments, undeveloped land, and municipal parkland.

A feasibility study (FS) for OU2 was completed in February 2005 to formulate and evaluate remedial alternatives to mitigate potential risks posed by site contamination.

Site Geology and Hydrogeology: Drilling was conducted at the site to an approximate depth of 242 feet providing site specific geologic information). The top one-foot of sediments was fill material consisting of nonnative sand, gravel, brick fragments, and miscellaneous debris. Pleistocene Glacial Deposits were present beneath the fill material to depths of approximately 200 feet bgs. These deposits consisted primarily of poorly sorted sand and gravel. Localized lenses of fine sand, silt, and/or clay were also encountered at several locations. These lenses appear to be isolated and may not extend throughout the area. The thickness of these lenses varied from a couple inches to approximately five feet.

Two primary aquifers are located in the region: the Upper Pleistocene or Upper Glacial Aquifer and the Magothy Aquifer. The Ronkonkoma terminal moraine corresponds to a groundwater divide on Long Island. The site, located north of the groundwater divide, is in a recharge area which is characterized by recharge from precipitation infiltrating into the ground. Groundwater generally flows in a northeast direction.

Shallow Groundwater (Water Table Conditions): An apparent mounding of the water table originating in the vicinity of the western side of the 100 Oser Avenue building is evident. A majority of the site and the site vicinity is paved and therefore restricts direct recharge of storm water to the subsurface. Recharge at and in the vicinity of the site is predominantly accomplished through water infiltrating through dry wells, storm sewers, and/or septic leach fields. These features are likely causing the apparent small-scale mounding of the water table observed at the site. The shallow groundwater table at the site is located approximately 70 feet bgs. The predominant groundwater flow direction across the site is northeast.

Deep Groundwater (Water Table Conditions): For investigation purposes water level data was also obtained from monitoring wells installed with screens at depths from approximately 158 to 231 feet below grade. Data illustrate a predominant groundwater flow direction to the northeast.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=152162>

FOR MORE INFORMATION

Where to Find Information

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

Smithtown Library - Nesconset Branch
Attn: Cynthia Guzzo
148 Smithtown Boulevard
Nesconset, New York 11767
Telephone: 631-265-3994

Who to Contact

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

Project Related Questions

David Chiusano
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7017
518-402-9814
djchiusa@gw.dec.state.ny.us

Site-Related Health Questions

Ms. Sharon P. McLelland
New York State Department of Health
Bureau of Environmental Exposure Inv.
518-402-7860
BEEI@health.state.ny.us

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.

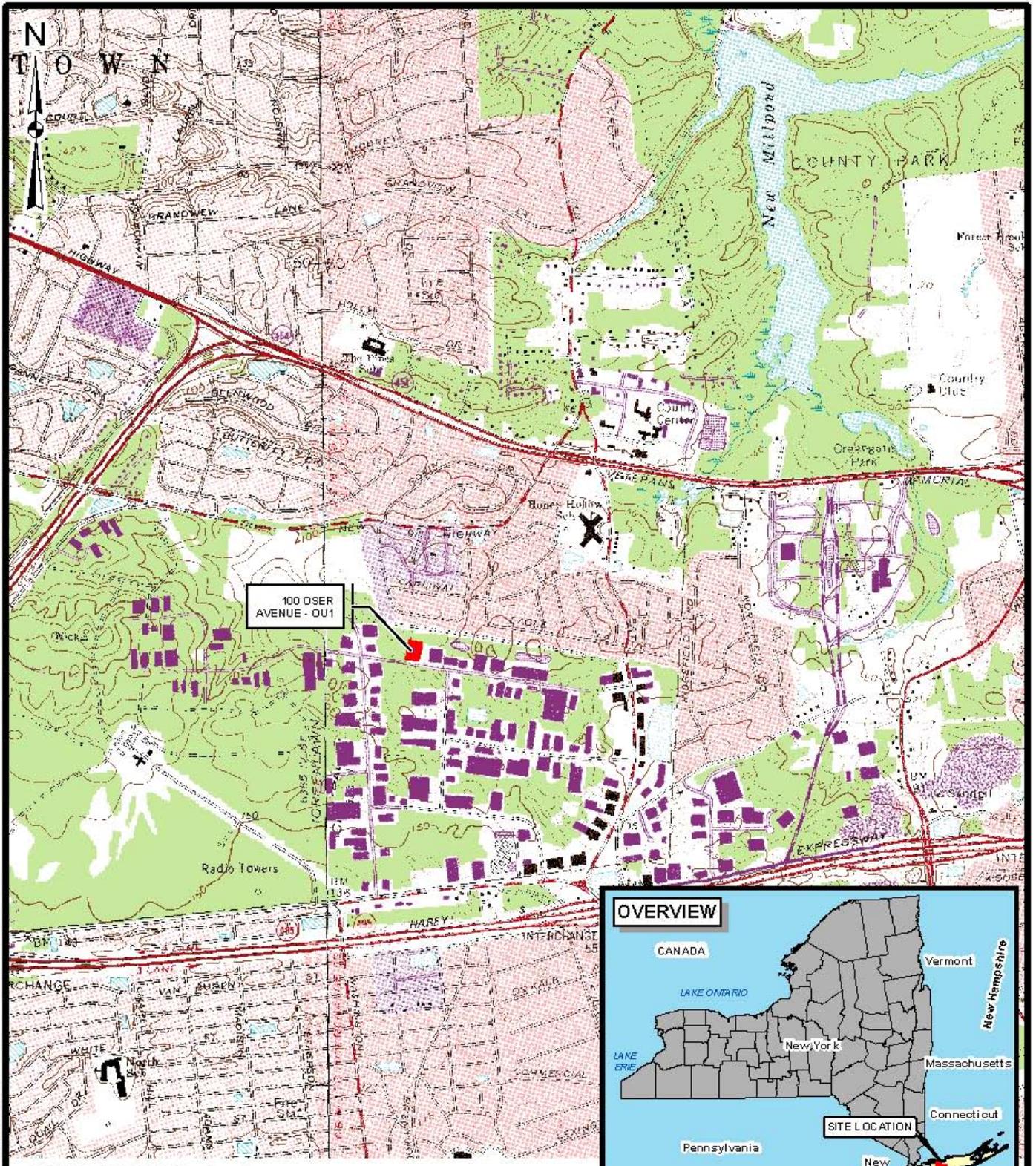
Receive Site Fact Sheets by Email

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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



SOURCE: USGS 7.5' Quadrangles:
 Central ISLIP, New York - 1967; Greenlawn, New York - 1967.

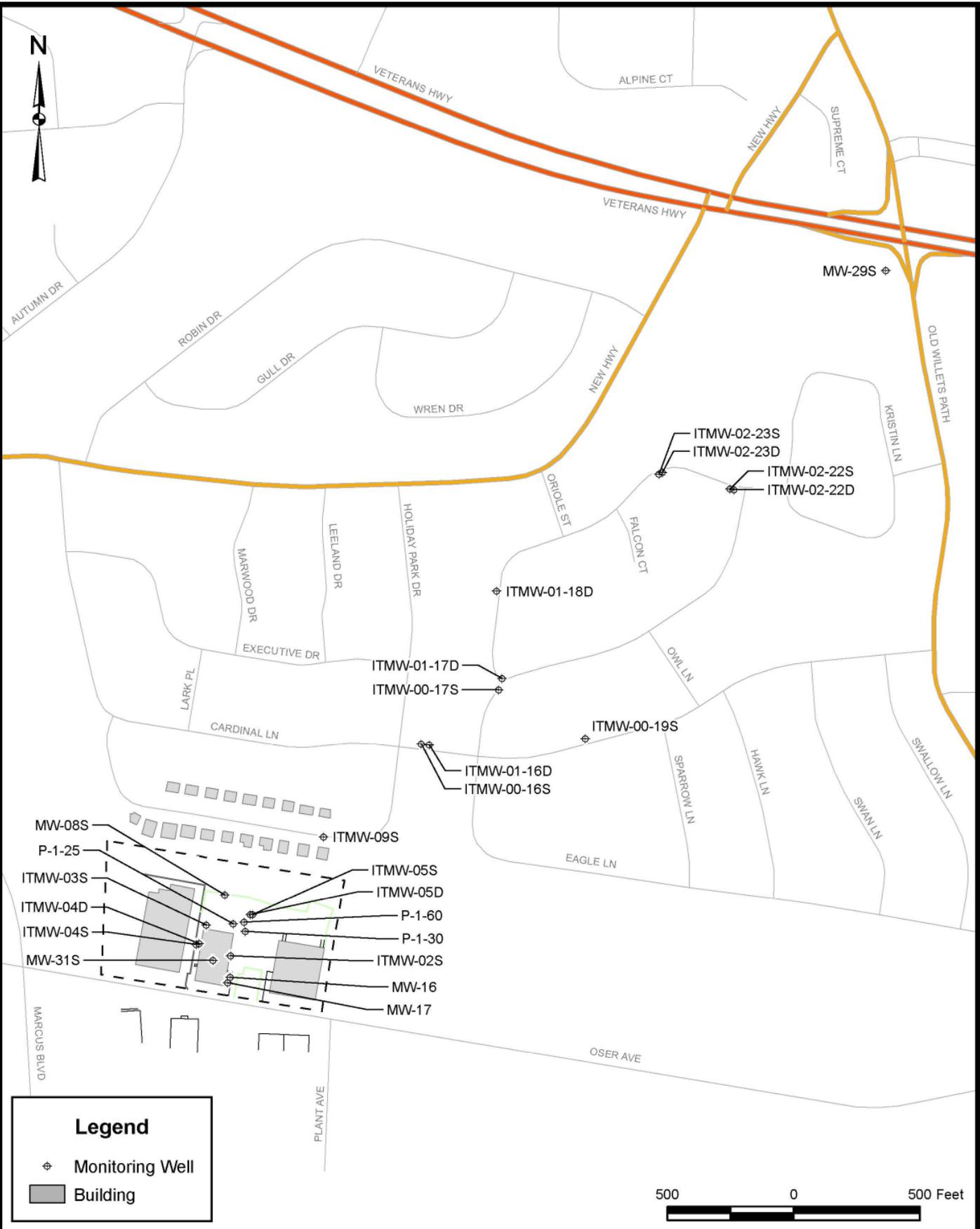


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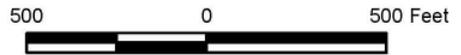
100 OSER AVENUE
 SITE LOCATION MAP

FIGURE 1



Legend

-  Monitoring Well
-  Building



**100 OSLER AVENUE
SITE LOCATION MAP**

FIGURE 2