



SITE INVESTIGATION INFORMATION

1. SITE NAME Uniondale Shopping Center		2. SITE NUMBER	3. TOWN/CITY/VILLAGE Uniondale	4. COUNTY Nassau
5. REGION 1	6. PROGRAM TYPE BCP <input type="checkbox"/> ERP <input type="checkbox"/> SPILL <input type="checkbox"/> SUPERFUND <input checked="" type="checkbox"/> If Superfund: Current _____ Proposed <u>P</u>			
7. LOCATION OF SITE (Attach U.S.G.S. Topographic Map showing site location) a. Quadrangle: Freeport, New York, Dated 1994, b. Site Latitude: 40° 41' 39" Site Longitude: -73° 34' 45" c. Tax Map Number: Town of Hempstead, Sec. -50, Bk-G, Lots:269, 270, 271, 272 d. Site Street Address:1121 and 1123 Jerusalem Ave., Uniondale, NY 11553				
DESCRIBE THE SITE (Attach site map showing disposal/sampling locations) The site is a shopping center located on Jerusalem Avenue, just west of Meadowbrook Parkway, in Uniondale, Town of Hempstead, Nassau County, New York. It is 10.7 acres in size of which approximately 5.5 acres was a landfill area. The site is designated as Section - 50, Block - G and Lots 269, 270, 271, and 272 on the Nassau County land and tax map. The site was operated solely as a concrete mixing/sand mining facility from 1930 up to 1962. In 1962, a bowling alley (Plander Lanes) was constructed in the southwest portion of the property while the concrete mixing plant was still in operation. Due to the excavation of sand in the northern portion of the site, a large pit was created. The pit area was used as a landfill. By 1973 the pit had begun to be filled in with construction and demolition debris, placed a five-foot cap of clean sand on top of the landfill for the purpose of turning it into a golf driving course and by 1975 a golf driving range was constructed to utilize the former landfill area. From 1975 to 1986 the site was functioning as a bowling alley and golf driving range. The concrete block and steel building located at the Site was built in 1995/1996, and currently contains a vacant Shop Rite store, an active Radio Shack, pizzeria and Wal-MART. A large, paved parking lot is located on the south side of the property. Shop Rite and WAL-MART parcels located on the northern portion of the subject property mainly cover the former landfill area. There have been allegations of hazardous substances dumping as evidenced by signed affidavits presented during a public hearing concerning the site held on April 25, 1989. During the public hearing, people signed affidavits attesting to material that was landfilled at the site which included paint cans and medical waste. Methane is being generated at this landfill and a methane detection and abatement system had been operated at the site from 1996 to September 2006. Previous investigations in the former fill area conducted in 1989 and 1990 indicated the presence of fill materials and certain constituents in excess of current NYSDEC soil and groundwater criteria. Groundwater quality within the fill was categorized to be slightly tainted and exceeded the groundwater standards. Low levels of PCBs, heavy metals, pesticides, and VOCs were detected in the soil samples collected in the middle of the fill. The sediments samples collected from the on site drain pools showed high concentrations of total petroleum hydrocarbons (TPHC). All soil gas samples (Nov. '90) had estimated concentrations of various VOCs. During a recent investigation conducted in 2006, elevated levels of petroleum related VOCs, and SVOCs, were detected in the soil and/or groundwater samples. Metal concentrations in the soil were close to background levels. No metals above the NYSDEC groundwater standards were detected in groundwater samples during the 2006 site investigation. PCBs were detected (69 µg/l) above the groundwater standards (0.09 µg/l) in the groundwater samples collected from an on-site monitoring well (MW-3). a. Area: 5.5 acres (It is 10.7 acres in size of which approximately 5.5 acres was a landfill area). b. Completed: (x) Env, Property Assessment () Site Characterization () SI () ESI () IRM () RI () Construction () OM&M () Spill Response () Other _____				
9. CONTAMINANTS DISPOSED (Hazardous Waste, Petroleum, Other. Includes EPA Hazardous Waste Numbers): PCBs (2.4 ppm) which is below the regulatory hazardous waste level of 50 ppm.				
10. ANALYTICAL DATA AVAILABLE: a. () Air (X) Groundwater () Surface Water () Sediment (x) Soil () Waste () Leachate () EPTox () TCLP b. Contravention of Sta Soil: Benzo(a)anthracene-0.73 mg/kg, Benzo(a)pyrene - 0.64 mg/kg, Chrysene - 0.77 mg/kg, Dibenz(a,h)anthracene - 0.068 mg/kg. Metals: Arsenic - 8.1 mg/kg, Beryllium - 0.21 mg/kg, Chromium -39.00 mg/kg, Mercury 0.28 mg/kg, Silver - 1.08 mg/kg, Zinc - 330.00 mg/kg. Soil gas: Chlorobenzene - 12,000 µg/m ³ , Chloroethane -3,600 µg/m ³ , Acetone - 5,700 µg/m ³ GW: Acetone 398 µg/l, Methylene chloride - 76 µg/l, Benzene -27 µg/l, Chloroethane - 87 µg/l, Toluene - 140 µg/l, Chlorobenzene- 28 µg/l, Ethylbenzene - 130 µg/l, Naphthalene - 66 µg/l, PCBs: 69.00 µg/l				
CONCLUSION: The analytical results of groundwater samples indicate VOCs (chloroethane, benzene, toluene, chlorobenzene, ethyl benzene), SVOCs (naphthalene), and PCBs above the respective groundwater standards.. PCBs were detected (69 µg/l) above the NYSDEC groundwater standard (0.09 µg/l) in the groundwater sample collected from an on-site monitoring well (MW-3). The 2006 investigation suggest that the amount of PCBs in the soil is extremely limited. The depth of fill was identified up to 20 feet which is below the water table (15 to 20 ft). PCBs could have been buried in the saturated zone that may cause the exceedence of PCBs in the on-site groundwater. Methane is being generated at the site. Shallow groundwater just downgradient of the fill area clearly exceeds groundwater standards for BTEX, naphthalene, chlorobenzene, PCB, and pesticides. The 2006 investigation did not look at the deeper groundwater and did not look at the other 6.2 acres which is now occupied by Walmart. A consequential quantity of hazardous waste was disposed at this site and further investigation would need to evaluate the Wal-Mart parcel and take a look at the deeper groundwater under the site. a. Institutional Controls (IC) Required? () Y (x) N b. If yes, identify c. Are these ICs in place and verified? () Y (x) N				
12. SITE IMPACT DATA a. Nearest Surface Water: Distance 1,500 feet. Direction: Southeast Class: Lake (Millener Pond) b. Groundwater: Depth 15 to 20 feet.. Flow Direction <u>SSE</u> (X) Sole Source () Primary () Other High-Yield Aquifer c. Water Supply: 1000 feet Direction <u>North-Northwest</u> Active (x) Yes () No d. Nearest Building: Distance <u>0</u> ft. Direction <u>On-site two buildings</u> Use: 1. Former Shop Rite 2.. Wal-Mart e. Documented fish or wildlife mortality? () Y (x) N h. Exposed hazardous waste? () Y (x) N f. Impact on special status fish or wildlife resource? () Y (x) N i. Site Priority Ranking Score g. Controlled Site Access? () Y (x) N j. Significant Threat () Y () N				
13. SITE OWNER'S NAME: 1. Jerusalem Avenue Property LLC/Northwestern Mutual 2. Uniondale Realty Associates/Philip Intl. Holding Corp.		14. ADDRESS: 1. C/O- Northwestern Mutual, 720 E. Wisconsin Av., N-15 NE., Milwaukee, WI 53202 2. Michael Pagnotta, 295 Madison Av., (2 nd Fl.), New York, NY 10017		15. TELEPHONE NUMBER 1. (703) 269 6600, Attn: Erin - 2. (212) 545-1100
16. PREPARER : Signature: <u>Abdur Rahman</u> Date: 10/05/07 Abdur Rahman, Environmental Engineer-1, NYSDEC, DER, Region -1		17. APPROVED Signature: <u>John B. Swartwout</u> Date: <u>10/11/07</u> John Swartwout, Chief, Section - C, Remedial Bureau - A		