



Public Meeting Invitation

**Tuesday,
July 14, 2009
7 p.m.**

Incorporated Village of
Westhampton Beach
Village Offices
165 Mill Road
Westhampton Beach, New York
11978
Phone: (631) 288-1654
Fax: (631) 288-4332

The New York State Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the proposed remedy for the BB&S Treated Lumber Corporation Site. At the meeting, representatives from the NYSDEC and NYSDOH will:

- Describe results of the site investigations;
- Explain the proposed remedy;
- Answer your questions about the remedy;
- Receive your verbal or written comments about the proposal.

PUBLIC COMMENT PERIOD

From: June 22, 2009
To: July 30, 2009

FACT SHEET

June 19, 2009

**BB&S TREATED LUMBER
CORPORATION SITE**
SITE No. 152123
1348 Speonk-Riverhead Road,
Speonk, New York 11960

Proposed Record of Decision Amendment for the BB&S Treated Lumber Corporation Site

Public Meeting, Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), has proposed an amendment to the February 2000 Record of Decision (ROD) remedy designed to address contamination identified at the BB&S Treated Lumber Corporation (BB&S) Site in Speonk, New York (*see location map on page 4*).

The Proposed Amended Action: Highlights of the proposed amended remedy include excavation and off-site disposal of contaminated soils, offering to provide an alternate water supply (AWS) to homes and businesses identified by the NYSDEC and NYSDOH (the "State"), long-term monitoring of groundwater, and placement of an environmental easement on the site with periodic certification. This proposal is described in the site's Proposed Record of Decision Amendment (PRDA). The PRDA was developed following a detailed pre-remedial design investigation (PDI) of the site. The PRDA provides supporting documentation for the amended remedial action preferred by the NYSDEC and NYSDOH.

See pages 2 and 3 of this fact sheet for a summary of the PRDA, site background, and summary of the PDI. The full PRDA is available for your review at the document repositories listed on page 4.

Your Opportunities to Comment on the Proposed Amended Remedy: Release of the PRDA begins a process to finalize selection of the amended remedy for the site. Your comment and input about the proposed amended remedy are important and encouraged.

Your oral and written comments about the PRDA are welcome at the **public meeting** (see sidebar) and during a **public comment period** which runs until July 30, 2009. Written comments also may be mailed until the end of the comment period to:

David J. Chiusano, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233-7017

What Happens Next: All comments received during the public comment period will be considered as the amended remedy for the BB&S site is finalized. Public input will be factored into the amended ROD which will describe the amended remedy selected and why it was chosen. NYSDEC will respond to any comments received in a responsiveness summary included in the amended ROD.

Site History

The site operated as a lumber treatment and storage facility starting in the early 1980s. On-site lumber treatment has resulted in the disposal of hazardous waste, including copper-chromate-arsenate (CCA), a wood preservative. A flame proofing solution containing zinc oxide was also used at the site for a time to treat wood. Some CCA was released or has migrated from the site into surrounding areas, including the groundwater and soils in the adjacent pine barrens. BB&S ceased pressure treatment of the wood in 1996. The BB&S Site is currently occupied and operated by Best Building and Supply as a wholesale lumber distribution yard.

Site Investigation

BB&S conducted its own environmental study between 1985 and 1987 after the Suffolk County Department of Health Services (SCDHS) identified chromium contamination in an on-site water supply well. As a result, BB&S installed a network of on-site and off-site groundwater monitoring wells and three groundwater extraction wells. BB&S used the extraction wells to pump and treat groundwater at the site from 1987 to 1996. The groundwater treatment system frequently failed to meet surface water discharge requirements for chromium. Consequently, the NYSDEC placed the BB&S Site on the New York State Registry of Inactive Hazardous Waste Disposal Sites and negotiated with BB&S to have the company perform a Remedial Investigation/Feasibility Study (RI/FS). BB&S declined to perform additional investigations. Therefore, the NYSDEC performed the RI/FS using state superfund monies. The NYSDEC initiated a pre-design investigation in April that included shallow soil sampling and groundwater profiling of the chromium plume. In the summer of 2003, work was suspended while the NYSDEC negotiated with BB&S after they expressed an interest in implementing a remedy at the site. The negotiations failed, and in February 2005 the NYSDEC resumed its plan to design and implement

the remedy. Since that time PDI activities have been conducted and included an assessment of the existing groundwater treatment system installed by BB&S, on-site and off-site soil sampling, installation and sampling of four sentinel multi-level groundwater monitoring wells, survey and sampling of existing private water supplies, a literature review to identify available technologies suitable for treating contaminated soil on-site, bench scale testing of the contaminated soil, and development of plans and specifications for the purpose of competitively bidding the cleanup remedy. Additional private water supply well sampling and off-site sentinel well installation and sampling activities were initiated by the NYSDEC in April 2009 as part of long-term efforts to monitor groundwater plume migration and potential impacts to potable water supplies.

Original ROD Remedy

Major components of the February 2000 ROD remedy selected to eliminate or mitigate environmental and public health threats include the following:

- Installation of extraction wells on and off-site to capture the plume of contaminated groundwater. All collected groundwater would be piped back to the BB&S Site, where a treatment system in a new building would be constructed.
- Excavation of soil on-site and off-site within the drainage swale extending southwest of Speonk-Riverhead Road contaminated above limits protective of groundwater. All excavated soil would be brought into the lumberyard and treated on-site in a temporary plant by solidification/stabilization. Treated residues would be placed on site and covered with clean soil and/or the new building or pavement. All excavated areas would be backfilled with clean soil and re-seeded.
- A long-term monitoring program would be instituted. This program would consist chiefly of periodic sampling of existing on-site monitoring wells and new off-site sentinel wells.
- As a contingency plan, any existing household or business in the vicinity of the site whose water supply becomes impacted by chromium or other contaminants shown to have originated from this site would have treatment installed at the point of use.

Summary of Proposed ROD Amendment

The site is located in the Town of Southampton in eastern Suffolk County, Long Island. The five-acre site, currently in use as a lumberyard for wholesale and retail lumber distribution, is located on Speonk-Riverhead Road, approximately 1.5 miles north of the Hamlet of Speonk. The site is found in a rural area considered part of the Central Pine Barrens Preserve of eastern Long Island. The site is surrounded by residences and light industry on the south and east. Public water is available to the homes and businesses from the Suffolk County Water Authority. Most residential and business properties also have pre-existing private supply wells. Groundwater at the BB&S Site flows in a southerly direction.

The PRDA identifies the proposed amended remedy preferred by the NYSDEC and NYSDOH to remediate the soils and groundwater contaminated with CCA. The proposed amended remedy was chosen following a PDI of the site and a re-evaluation of alternatives for remediating the contamination.

The NYSDEC is proposing to replace the on-site soil treatment remedy with an excavation and off-site disposal remedy. The NYSDEC is also proposing to eliminate the pump and treat component for the groundwater remedy by offering to provide an alternate water source (AWS) to homes and businesses identified by the State.

The elements of the proposed amended remedy include:

- A remedial design program to verify the components of the conceptual design and provide the details necessary for the construction, operation, maintenance and monitoring of the remedial program.
- Excavation and off-site disposal of contaminated on-site soil. Clean fill would then be brought in to replace the excavated soil and establish the designed grades at the site.
- Installation and long-term sampling of additional off-site groundwater wells to monitor plume migration and contaminant concentrations.

- Provision of an AWS to homes and businesses identified by the State at no cost to the property owner.
- Development of a site management plan (SMP).
- The imposition of an institutional control at the site in the form of an environmental easement that would: (a) require compliance with the approved site management plan; (b) limit the use and development of the property to commercial and/or industrial only; (c) restrict the use of groundwater as a source of potable water, without necessary water quality treatment as determined by the NYSDOH and/or the SCDHS; and (d) require the site property owner to complete and submit to the NYSDEC a periodic certification.
- Site control measures (i.e., fencing) would be repaired and maintained to restrict access and protect remedial components.

Costs and Funding for the Site Remedy

The estimated present worth cost to carry out the amended remedy is \$9,000,000. The estimated present worth to complete the original remedy was \$12,900,000. The cost to construct the amended remedy is estimated to be \$6,700,000 and the estimated average annual cost for 30 years is \$70,000. Funding for the cleanup will come from the NYS Superfund Program.

Health Issues

Contact with contaminated soil both on and off the site is not expected because affected areas are below buildings, pavement or vegetation. No one is likely to drink contaminated water because public water serves the area and no private wells have been found to be contaminated by site-related contaminants.

Document Repositories: To review the complete PRDA and other site information:

Westhampton Free Library
 7 Library Avenue
 Westhampton Beach, NY 11978
 Phone: (631) 288-3335
 Hrs: Mon. - Fri.
 9:30 a.m. - 5 p.m.;
 Sat. 9:30 a.m. - 5 p.m.;
 Sun. 1 p.m. - 5 p.m.
<http://wham.suffolk.lib.ny.us>

NYSDEC
 625 Broadway, 12th floor
 Albany, New York 12233-7017
 Contact: David J. Chiusano
 Phone: (518) 402-9814
 Hrs: Mon. - Fri. 7 a.m. - 3:30 p.m.

NYSDEC Region 1
 50 Circle Road
 Stony Brook, NY 11790
 Phone: (631) 444-0240
 Please call for an appointment.
 Hours: Mon. - Fri.
 8:30 a.m. - 4:45 p.m.

For More Information: Call or write the following staff for more information about:

**Meeting/Comment Period/
 Technical Information:**
 David J. Chiusano, Project Manager
 NYSDEC
 625 Broadway, 12th floor
 Albany, New York 12233-7017
 Contact: David J. Chiusano
 Phone: (518) 402-9814
 E-mail: djchiusa@gw.dec.state.ny.us

Health-Related Information:
 Steve Karpinski
 NYSDOH
 Flanigan Square
 547 River Street
 Troy, New York 12180-2216
 Phone: (800) 458-1158 ext.2-7860

Citizen Participation:
 Bill Fonda/Aphrodite Montalvo
 NYSDEC Region 1
 50 Circle Road
 Stony Brook, NY 11790
 Phone: (631) 444-0350

