



**SSF FINAL ENGINEERING REPORT
& RECLASSIFICATION APPROVAL MEMO**

TO: Michael J. Ryan, P.E., Assistant Director
Division of Environmental Remediation

FROM: Michael Cruden, Bureau Director
Remedial Bureau E

SUBJECT: CoC Issuance/Final Engineering Report and
Site Reclassification to Class 4 5 C
Remedial Party: James H. Rambo, Inc.
Site Name: B.B. & S. Treated Lumber Corporation
Site No.: 152123

DATE: 9/9/2013

Summary of Approvals

Originator/Supervisor: Gerard Burke	08/07/2013
Regional Hazardous Waste Remedial Engineer: Walter Parish:	09/03/2013
BEEI of NYSDOH:	08/23/2013
CO Bureau Director: Michael Cruden, Director, Remedial Bureau E:	09/03/2013
	09/09/2013
Assistant Division Director: Michael J. Ryan, P.E.:	

Conclusions: The Remedial party has met all the requirements of the Remedial Work Plan. The Final Engineering Report and Site Management Plan have been reviewed and meet the guidelines in the PM checklists.

Health Department Concurrence: The NYSDOH has reviewed and accepted the Final Engineering Report and concurs with site reclassification.

Registry Status and Site Classification: The Site's registry classification has been reassessed pursuant to internal guidance and the Site can be reclassified to Class 4 5 C.

Remediation of the Site: The remedial program was conducted in accordance with the work plan and the results of the remedial action are documented in the Final Engineering Report.

Final Engineering Report: The Final Engineering Report (FER) has been reviewed by NYSDEC and NYSDOH technical staff and the FER checklist has been completed recommending approval of the FER. The FER is signed and sealed by a Professional Engineer licensed to practice in New York State.

Certifications of Report Contents: The FER includes all applicable certifications pursuant to DER-10.

UIS Updates: All project-related updates have been made in the UIS.

Recommendation: We have reviewed the documentation for the completion of this project and recommend that the Final Engineering Report and site reclassification be approved.

cc: Alali Tamuno

David Chiusano, Project Manager

Gerard Burke, Section Chief

K. Lewandowski

DOH PM

DOH Supervisor

Documents Attached:

- Site Investigation Information Form
- UIS Generated Final Engineering report & Reclassification Approval Form

Supporting Documents in EDMS:

- | | |
|--|---|
| <input type="checkbox"/> Site Management Plan | <input type="checkbox"/> Final Engineering Report |
| <input type="checkbox"/> Remedial Investigation Report | <input type="checkbox"/> DOH Concurrence |
| <input type="checkbox"/> Remedial Action Work Plan | <input type="checkbox"/> Site Management Plan Checklist |
| <input type="checkbox"/> Remedial Design Documents | <input type="checkbox"/> Final Engineering Report Checklist |
| <input type="checkbox"/> Environmental Easement | |



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 DIVISION OF ENVIRONMENTAL REMEDIATION
Final Engineering Report & Reclassification Approval Form



Site Code 152123 **Site Name** B.B. & S. Treated Lumber Corporation
Classification 02 **New Classification** 04
Address 1348 Speonk-Riverhead Road
Region 1 **City** Speonk **Zip** 11972
Latitude 40.8395 **Town** Southampton **Project Manager** David Chiusano
Longitude -72.6959 **County** Suffolk
Site Type Structure **Estimated Size** 9.9920
Remedial Party: James H. Rambo, Inc.
Remedial Party PO Box 749
Contact Information: Westhampton, NY 11977

Env. Easement County Recording No.:

Allowable Use: Commercial and Industrial

Basis for Classification Change

Threats from the disposal of hazardous waste at this site were addressed by the implementation of the remedy identified for the site by the October 2009 Amended Record of Decision (AROD) and February 2000 Record of Decision. All construction of the components of the site-wide remedy was completed in October 2011. The Final Engineering Report(FER)confirms that the remedy has been constructed consistent with the requirements in the ROD. The FER is in eDocs. Management of contamination remaining at the site, including any required monitoring, is and has been controlled pursuant to a Site Management Plan (SMP). A copy of the SMP is in eDocs. Institutional controls were required to ensure the protectiveness of the site. The required controls, in the form of an Environmental Easement is in place. A significant threat to public health and the environment no longer exists at the site. The site is properly remediated and requires site management, therefore, it qualifies for Class 4 status on the Registry of Inactive Hazardous Waste disposal sites.

Site Description **Last Review: 08/28/2013**

Location: The BB&S Inactive Hazardous Waste Disposal Site is located at 1348 Speonk-Riverhead Road approximately 1.5 miles north of the Hamlet of Speonk, Town of Southampton in eastern Suffolk County, Long Island.

Site Features: The approximately 5 acre site is found in a rural area considered part of the Central Pine Barrens Preserve. Access to the site is from Speonk-Riverhead Road.

Current Zoning/Use(s): The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of residential, commercial, and light industrial. There are homes and businesses found within a quarter mile radius of the site.

Historic Use(s): From the early 1980s to 1996, the site operated as a lumber treatment and storage

facility. Lumber was pressure treated using chromated copper arsenate (CCA). CCA was documented to be released to the environment through surface spills and sump leakage. A flame proofing solution containing zinc oxide was also used at the site for a time to treat wood.

Releases of CCA to groundwater are believed to have occurred through leakage from the collection sumps and possibly also through malfunction of an on-site water supply well valve. Spills originating from the concrete pad most likely account for soil contamination noted in its vicinity of the metal and frame buildings and for contamination found in the on-site drainage ditch. Higher concentrations of CCA derived contaminants found off-site on the west side of Speonk-Riverhead Road within the pine barrens, across from a site drainage culvert, indicate larger surface discharges or spills in the past. Drippings from stored and treated lumber most likely account for soil contamination east of the former treatment area within the on-site lumber yard.

The site was most recently used for wholesale and retail lumber distribution (Best Building Supply and Lumber Company). In May 2009 the lumberyard ceased operations and filed for Chapter 11 bankruptcy. In 2010 the site was leased by the property owner to park tractor-trailers.

Site Geology and Hydrogeology: Groundwater flow is to the south. There are some homes and businesses in the down gradient area that still utilize private water supplies, obtained primarily from the Upper Glacial aquifer, a highly transmissive sand and gravel aquifer. The Upper Glacial aquifer is underlain by the Gardiners Clay unit to the south of the site at approximately 120-150 feet below ground surface (bgs).

Remediation is complete and project is under long term site management.

Analytical Data Available for : Groundwater, Soil

Applicable Standards Exceeded for: Groundwater, Drinking Water

Site Environmental Assessment Last Review: 08/28/2013

Remediation at the site was completed in October 2011. Prior to remediation, the primary contaminants of concern were inorganics (metals), specifically chromium (in both the hexavalent and trivalent forms) and arsenic in groundwater.

Onsite and off groundwater is being monitoring. Twelve additional sentinel monitoring wells were installed in the Fall 2009. Also, seven (7) homes along Speonk-Riverhead Road threatened by the plume were connected to the existing public waterline in Fall 2009. An additional home on Fifth Avenue was hooked up in February 2010.

Site Health Assessment Updated: 08/08/2013

Since some contaminated soils remain at the site below buildings, people will not come in contact with contaminated soils unless they dig below the buildings. Measures are in place to control the potential for people to come in contact with subsurface soil and groundwater contamination remaining on the site. People are not drinking contaminated groundwater because impacted private wells in the area have been connected to the available public water supply that is not affected by this contamination. Also, private wells still in use that have the potential to become impacted by site-related contaminants are sampled each year.

Start

End

OU 00

OGC Docket - Access	1/2/12	ACT	2/13/12	ACT
OGC Docket - Environmental Easement	7/25/12	ACT	8/2/13	TRM
OGC Docket - Environmental Notice	4/17/13	ACT	4/25/13	ACT
Periodic Review	4/10/14	PLN	5/25/14	PLN
Site Management	2/25/13	ACT	2/25/43	PLN

OU 01

Reclass Pkg.	8/7/13	ACT	3/31/14	PLN
Remedial Action	7/14/10	ACT	2/25/13	ACT
Remedial Design	9/26/00	ACT	4/27/04	TRM
Remedial Design	9/26/00	ACT	11/30/09	ACT
Remedial Investigation	10/1/95	ACT	2/25/00	ACT
Remedial Investigation Amendment	6/1/09	ACT	10/27/09	ACT
Site Characterization	1/1/87	ACT	1/1/88	ACT

Remedy Description and Cost

Remedy Description for Operable Unit 01

The elements of the Amended Record of Decision, issued on October 27, 2009, are as follows:

1. A remedial design program to verify the components of the conceptual design and provide the details necessary for the construction, operation and maintenance and monitoring of the remedial program.
2. The offer to immediately fund and provide an AWS to authorized homes and businesses as identified by the Department and the NYSDOH.
3. Excavation of on-site soil exceeding groundwater protection SCOs for arsenic (16 ppm) and hexavalent chromium (19 ppm) set forth in 6 NYCRR Part 375, dated December 14, 2006 (Part 375) and exceeding the TAGM 4046 SCO for total chromium (50 ppm). Transportation, pre-treatment (as necessary) off-site and disposal of soil determined to be a hazardous waste into a Resource Conservation and Recovery Act (RCRA) Subtitle C landfill permitted to accept hazardous waste. Contaminated soil characterized as non-hazardous will be transported off-site for disposal into a RCRA Subtitle D landfill permitted to accept non-hazardous, solid waste. Clean fill meeting the requirements of Part 375 will be used as backfill to replace the excavated soil and establish the designed grades at the site.
4. Excavation of off-site soil exceeding unrestricted use SCOs for arsenic (13 ppm), trivalent chromium (30 ppm) and hexavalent chromium (1 ppm) set forth in Part 375. All of the off-site soil excavated within the drainage swale will be considered a F035 listed hazardous waste which will require transportation, pre-treatment (as necessary) off-site and disposal into a RCRA Subtitle C landfill permitted to accept hazardous waste. Clean fill meeting the requirements of Part 375 will be used as backfill to replace the excavated soil and establish the designed grades at the site.
5. Installation of additional off-site groundwater wells to monitor plume attenuation. The new off-site wells will include sentinel groundwater monitoring wells between the contaminant plume and downgradient water supply wells. Sampling of a select number of groundwater wells and downgradient private water supply wells to continue to monitor plume migration.
6. Development of a SMP since the amended remedy results in contamination above unrestricted levels remaining on-site. The SMP will include the following controls: (a) address residual contaminated soil adjacent to and below the former CCA treatment area and the former drip pad area located along the western perimeter of the site that may be excavated during future redevelopment. The plan will require soil characterization and, where applicable, disposal/reuse in accordance with Department regulations; (b) identify any use restrictions; (c) provide for the operation and maintenance of the components of the remedy; and (d) long-term monitoring of groundwater.
7. The imposition of an institutional control on-site in the form of an environmental easement that will (a) require compliance with the approved SMP; (b) limit the use and development of the property to commercial or industrial; (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 Department a periodic certification. The property owner shall provide a periodic certification, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department 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 the Department access to the site, and that nothing has occurred that will 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.

8. Site engineering control measures (i.e., fencing) will be repaired and/or replaced and maintained to restrict access and protect remedial components.

Total Cost	\$9,000,000
Capital Cost	\$6,700,000
OM&M Cost	\$70,000

Issues / Recommendations



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 9/9/2013



SITE DESCRIPTION

SITE NO. 152123

SITE NAME B.B. & S. Treated Lumber Corporation

SITE ADDRESS: 1348 Speonk-Riverhead Road ZIP CODE: 11972

CITY/TOWN: Speonk

COUNTY: Suffolk

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan YES NO

Monitoring Plan YES NO

Operation and Maintenance (O&M) Plan YES NO

Periodic Review Frequency: 1 year

Periodic Review Report Submittal Date: 04/10/2014

Description of Institutional Control

Mr. Charles Guilloz

1348 Speonk-Riverhead Road

Environmental Notice

Block:

Lot:

Sublot:

Section:

Subsection:

S_B_L Image: 0900-303.00-01.00-002.008

Building Use Restriction

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Mr. Charles Guilloz

1348 Speonk-Riverhead Road

Environmental Notice

Block:

Lot:

Sublot:

Section:

Subsection:

S_B_L Image: 0900-303.00-01.00-002.008

Cover System

Fencing/Access Control

NEW YORK
state department of
HEALTH

Nirav R. Shah, M.D., M.P.H.
Commissioner

Sue Kelly
Executive Deputy Commissioner

August 23, 2013

Mr. Michael Cruden, Bureau Director
Remedial Bureau E
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway, 12th Floor
Albany, New York 12233

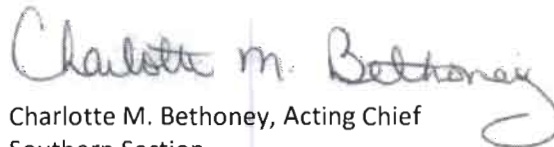
Re: Final Engineering Report
BB&S Treated Lumber Corporation Site
Site #152123
Southampton (T), Suffolk County

Dear Mr. Cruden:

Per your request, we have reviewed the February 2013 Final Engineering Report for the above-referenced Registry site. Based on that review, I understand the remedy, as documented in the 2000 Record of Decision and the 2009 Amended Record of Decision, consisted of: excavation and off-site disposal of non-hazardous and hazardous soils contaminated with inorganic compounds from on- and off- site locations, site restoration with clean backfill, remediation and improvements of on-site buildings to immobilize contamination below the buildings, implementation of a long-term site management plan, and imposition of an institutional control in the form of an environmental notice. The site management plan includes semi-annual sampling of private wells down-gradient of the site with provisions to connect properties with impacted wells to the available public water supply.

Based on this information, I believe the requirements of the Records of Decision have been satisfied and concur with the Final Engineering Report. If you have any questions, please contact me at (518) 402-7860.

Sincerely,



Charlotte M. Bethoney, Acting Chief
Southern Section
Bureau of Environmental Exposure Investigation

ec: A. Salame-Alfie, Ph.D.
K. Anders/J. Nealon/S. Karpinski/e-File
B. Devine – NYSDOH MARO
A. Rapiejko/A. Juchatz - SCDHS
G. Burke/D. Chiusano – NYSDEC, Albany
W. Parish – NYSDEC, Region 1

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**FINAL ENGINEERING REPORT
& RECLASSIFICATION APPROVAL MEMO
CONFIDENTIAL/ATTORNEY WORK PRODUCT**

TO: Robert Schick, P.E., Director
Division of Environmental Remediation

FROM: Michael J. Cruden, Director
Remedial Bureau E

SUBJECT: Final Engineering Report and
Site Reclassification to Class **X4** 5 C
Remedial Party: Private Owners
Site Name: **BBS Treated Lumber Corp.**
Site No.: 152123
Order on Consent Index No.: N/A

DATE: 08/07/2013

Sign-offs:	Initials	Date
David Chiusano	<u>DC</u>	08/02/13
Gerard Burke	<u>GB</u>	8/2/13
Michael Cruden	<u>MJC</u>	9/3/13
Bernadette Anderson		

We have reviewed the information contained in the attached Final Engineering Report and Reclassification Approval Memo and found same to be current and accurate as of the date of this memo.

Conclusions: The Final Engineering Report and Site Management Plan have been reviewed and meet the guidelines in the PM checklists.

Health Department Concurrence: The NYSDOH has reviewed and accepted the Final Engineering Report and concurs with site reclassification.

Registry Status and Site Classification: The Site's registry classification has been reassessed pursuant to internal guidance and the Site can be reclassified to Class **X4** 5 C.

The site owner will be notified and the public notice requirements for reclassification of the site will be performed simultaneously.

Remediation of the Site: The remedial program was conducted in accordance with the work plan and the results of the remedial action are documented in the Final Engineering Report.

Final Engineering Report: The Final Engineering Report (FER) has been reviewed by NYSDEC and NYSDOH technical staff and the FER checklist has been completed recommending approval of the FER. The FER is signed and sealed by a Professional Engineer licensed to practice in New York State.

Certifications of Report Contents: The FER includes all applicable certifications pursuant to DER-10.

UIS Updates: All project-related documents have been stored in the EDMS.

Recommendation: We have reviewed the documentation for the completion of this project and recommend that the Final Engineering Report and site reclassification be approved.

cc: Benjamin Conlon

Alali Tamuno
David Chiusano, Project Manager
Gerard Burke, Section Chief
B. Anderson

Documents Attached:

X Final Engineering Report & Reclassification Approval Form
N/A COC Cover Letter
N/A Signature-ready Certificate of Completion
N/A Notice of Certificate of Completion
X Site Management Form

Supporting Documents in UIS:

N/A Order on Consent	X Site Management Plan
X Remedial Investigation Report	X Final Engineering Report
X Remedial Action Work Plan	X DOH Concurrence
X Remedial Design Documents	X Site Management Plan Checklist
X Environmental Notice	X Final Engineering Report Checklist

**Site Management Plan (SMP) Checklist
for BCP, ERP, SSF and VCP sites**

Site Name: Carriage Cleaners Site

Location: 2101 Monroe Avenue, Town of Brighton, Monroe County

Site No.: 828120

Project Manager: David J. Chiusano

The SMP for a site remedial program must include at a minimum an Institutional and Engineering Control Plan as well as provision for the periodic certification of the institutional control and engineering controls (IC/EC certification) and may include, as required by the remedy, a Site Monitoring Plan and Operation & Maintenance Plan. Each of these individual areas of reporting will need to meet the minimum requirements detailed below.

The SMP being reviewed addresses:

- The entire site
- An operable unit of the site identified as: _____
- An IRM for operable unit ___ identified as _____
- A groundwater restriction or short term engineering control for an otherwise unrestricted use site

The SMP period for this site, after an initial 18 month review, will be:

- Annually** **Every 3 years** **Every 5 years** **Every 10 years**

Institutional and Engineering Control Plan:

- Must include a complete description of all institutional and/or engineering controls employed at the site, including the mechanisms that will be used to continually implement, maintain, monitor, and enforce such controls both by the applicant, the applicant's successors and assigns, and by state or local government is presented.
- Appropriate plans for implementation of the engineering and institutional controls, such as for handling soils removed from beneath a soil cover or cap during maintenance or redevelopment of the site. This includes media-specific implementation plans, such as plans for:
 - Soil management which detail procedures for handling soil excavated from below a soil cover or cap during maintenance or redevelopment of the site (e.g., a soils management plan);
 - Installation/operation of sub-slab vapor depressurization systems, or other types of systems to address vapor intrusion;
 - Engineering control inspection plans, for the remedy as implemented or to be installed as part of the site development, such as for a cap or cover system.

- ✓ A periodic review report which includes the IC/EC certification as well as all other reporting of the IC/ECs, site monitoring and/or operation and maintenance of the remedy.

Institutional Control and Engineering Control (IC/EC) Certification: The applicant or site owner must make a periodic certification of the IC/EC to the Department. The requirements of this periodic IC/EC certification will be described in the SMP and the certification must be included in the periodic review report, which is prepared and submitted for the Department-approved certification period. The IC/EC certification will clearly identify the periodic review period and certify that:

- ✓ The institutional controls and/or engineering controls employed at such site are:
 - unchanged from the date the control was put in place, unless otherwise approved by the Department;
 - in place and effective;
 - performing as designed;
 - nothing has occurred that would impair the ability of the controls to protect the public health and environment; and
 - nothing has occurred that constitutes a violation or failure to comply with any operation and maintenance plan for such controls.
- ✓ Use of the site complies with the environmental notice;
- ✓ Access to the site will be provided to the Department to evaluate the remedy and verify continued maintenance of such controls.

N/A If a financial assurance mechanism is required, the mechanism remains valid and sufficient for the intended purpose.

If the remedy requires only institutional controls, the certification may be made by the property owner. If the remedy includes engineering controls, the certification must be made by a qualified environmental professional or, if engineering evaluations are required, a licensed professional engineer.

N/A For BCP sites: For those sites determined to be non-significant threat sites, but where contaminants in groundwater contravene drinking water standards at the site border, in addition to the items noted above; the remedial party will also have to certify:

- That no new information has come to the site owner's attention, including groundwater monitoring data from wells located at the site boundary, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid; and
- Every five years, that the assumptions made in the qualitative exposure assessment remain valid.

Site Monitoring Plan: Includes, as appropriate for the site remedy, sampling and analysis plans for monitoring groundwater, soil vapor or another media as identified by the decision document for the site, designed to:

If none is required for the remedy which is the subject of this SMP, check here.

- ✓ Assess the remedy's compliance with groundwater standards.
- ✓ Assess the remedy's compliance with the cleanup objectives of any other impacted media.
- ✓ Evaluate site information periodically to confirm that the remedy continues to be effective for the protection of public health and the environment.
- ✓ Prepare the necessary reports of the results of this monitoring for a period determined by the Department.

Operation & Maintenance Plan: Includes, as appropriate for the site remedy, a plan(s) which:

- ✓ If none is required for the remedy which is the subject of this SMP, check here
- Identify the operation and maintenance activities necessary for the continued operation of the components of the remedy, including provision for evaluation of the systems and recommendations to optimize performance.
- Evaluating site information periodically to confirm that the remedy continues to be effective for the protection of public health and the environment.
- Preparing the necessary reports of the results of this evaluation for a period determined by the Department.

For DEC Internal Use Only:

UIS Updates

Remedial Site Information page

Verify/Update Remedial Site Information - Project update guidance for sites descriptions, environmental assessments as well as basis for classification/threat statements may be found at the following internal web address : <http://internal/der/der274.html>

- ✓ **Site Description**
- ✓ **Site Environmental Assessment**
- ✓ **Site Health Assessment:** request from DOH by the DER PM, entered by SCS
- ✓ **Site Name, Address, & Size:** verify and notify SCS to make adjustments
- ✓ **View Contacts:** verify that all affiliation information is accurate, up-to-date, and complete
- N/A **Agreement/Order Ref. No.** (Cross Refs page link from main site page): enter corresponding identifying reference number.
- ✓ **Significant threat** (on main page): verify status, contact SCS to make adjustments
- ✓ **Allowable Use** (on main site page): verify most restrictive use allowed via drop down, entered by SCS

For BCP sites only: N/A

- BCP Clean Up Track** (on main site page for BCP sites): enter track via drop down, selection available in remedial projects only
- Percent En-zone** (via Extra Details link on main site page) verify and/or select via drop down
- BCP Off-Site Status** (enter in the Extra Details link on main site page) select via drop down (for sites with off-site issues)

Projects (confirm status (ACT/PLN) for all projects, especially:

- ✓ Remedial Investigation/Design (ACT/ACT)
- Interim Site Management (ACT/ACT)
- ✓ Remedial Action (ACT/ACT)
- N/A Certificate of Completion (PLN/PLN)
- ✓ Site Management (ACT/PLN)
- ✓ Periodic Review (PLN/PLN)

IC/EC Module

- ✓ **Site Property Information Summary Page**
 - Verify that property information is complete and accurate for all parcels)
 - Verify that “owner information” is complete and accurate for all parcels
 - Verify that “contact information” is complete and accurate (this will be the certifying party)

✓ **Control Details Page**

Add Control information as follows:


- Options for Controls will be: Environmental Easement
- ICs - indicate all types used for the site
- ECs - indicate all types used for the site
- Control Description - provide a bulleted summary of controls from the SMP.

Example Summary: Prohibition against well installation (or use of gw without treatment)
Soil cover over 5 acres
Compliance with a soils management plan
Annual monitoring of groundwater
Use must be maintained as commercial
Groundwater extraction and treatment
Point of entry water supplies on 3 houses

The controls (check boxes) and description are part of the certification, therefore be concise but accurate.

Documents required in Edocs

- ✓ ROD, SMP (upon approval), and any other appropriate and pertinent documents pertaining to verifying IC/ECs

Completed by:  Date: 08/02/2013
Project Manager

Reviewed by: _____ Date: _____
Section Chief/Regional HWR Engineer

Checklist for Final Engineering Report (FER) Approval

Applies to sites in the Brownfield Cleanup Program (BCP), Environmental Restoration Program (ERP), Voluntary Cleanup Program (VCP) and Inactive Hazardous Waste Disposal Site Program (SSF)

Site Name: BBS Treated Lumber Corporation Site

Municipality: Town of Southampton

County: Suffolk

Site No.: 152123

This FER is for a project which:

- Includes a summary of one or more construction completion reports (CCRs) - if checked the FER must reference of these previous CCRs for the areas identified below.
- Is for a single remedial action

All FERs submitted to DEC for approval will be prepared by an individual licensed or otherwise authorized in accordance with article 145 of the education law of the State of New York to practice the profession of engineering, and include the following:

Technical Content of the Report:

The FER must include the following:

- Yes** Clear identification of the boundaries of the site as described in the Brownfield Cleanup Agreement (BCA), ERP State Assistance Contract, Voluntary Cleanup Agreement, or for a Superfund site as defined in the Order on Consent or the Inactive Hazardous Waste Disposal Site Registry.
- Yes** **N/A** Clear identification of the boundaries of the real property subject to the environmental easement or other institutional controls, if different than the site boundaries described above.
- Yes** A metes and bounds description and survey map must be included in the FER which corresponds to the above site boundaries.
- Yes** A description of the remedial activities completed at the site, including previous CCRs and the project which is the subject of this FER, completed in accordance with the remedial work plan(s) and/or decision document(s) for the site.
- Yes** **N/A** A complete description of any ICs/ECs employed at the site.
- Yes** Identification of the cleanup levels applied to the remedial actions, for each media of concern and area of concern at the site.
- Yes** A summary of the implementation of the remedial actions, which includes as appropriate:
 - A description of any problems encountered during construction and their resolution;
 - A description of changes to the design documents and why the changes were made; including documentation of the approval of the change by DEC.

- ✓ Quantities and concentration of contaminants removed or treated;
- ✓ A listing of the waste streams, quantity of materials disposed and where they were disposed.

✓ **Yes** The FER substantially follows the guidance provided in DER-10: Technical Guidance for Site Investigation and Remediation and specifically includes the following, as appropriate to the remedy:

✓ **Yes** **No** **N/A** A detailed description of site restoration activities pursuant to DER-10.

✓ **Yes** **No** **N/A** A detailed description of the source and quality of imported fill pursuant to DER-10.

Yes ✓ **No** **N/A** For active groundwater remedial actions consisting of groundwater extraction or control: The FER should also include figures representative of flow conditions immediately preceding initiation of the remedial action and flow conditions representative of pumping conditions required by the remedy.

✓ **Yes** **No** **N/A** For SSF and ERP projects, where State funding is provided: A detailed summary of actual costs including bid tabulations and change orders.

Tables and Figures:

Included ✓ **Yes** **No** **N/A**

As set forth in DER-10 tables and figures presenting post-remedial data as appropriate to document the satisfactory completion of the remedial action. The figure/tables should clearly indicate the nature and extent of any contamination remaining at the site.

As-Built Drawings:

Included ✓ **Yes** **No** **N/A**

"As-built" drawings, with a NYS P.E. stamp and signature on each drawing, were provided. The as-built drawings must identify:

✓ **Yes** The boundaries of the site, and if different, the real property subject to the environmental easement; other institutional controls must be incorporated on all figures.

✓ **Yes** **N/A** The location and extent of all engineering controls including, without limitation, slurry walls, treatment units, piping and instrumentation wiring or other remedial structures which will remain in place after completion of the remedial action.

✓ **Yes** **No** **N/A** Permanent survey markers for horizontal and vertical control for site management, where required.

✓ **Yes** **No** **N/A** For projects with soil covers and/or caps: the areal and vertical (depth) extent of the covered/capped area, including identification of buildings and/or paving which are considered part of the site cover/cap as well as a description of the material and depths of the demarcation layer.

✓ **Yes** **No** **N/A** For projects with soil removals: the limits of the excavation, the depth of the excavation and location of all documentation samples.

Yes No N/A For projects with underground storage tank removals: the size and contents of the tank(s) identified and addressed by the remedy, the surveyed location of the tanks removed or abandoned in place and the extent of any soil removal as per above.

Electronic Data Submittal:

Included Yes No N/A

The following information should be submitted only in an electronic format that is acceptable to the DER with the FER.

- Yes No N/A Copies of all fully executed manifests documenting off-site transport and disposal of all material deemed hazardous or solid wastes.
- Yes No N/A All analytical data for pre and post-excavation samples, soil backfill analyses, treated water effluent analyses, and waste disposal characterizations, including all laboratory data sheets and the required laboratory data deliverables pursuant to DER-10.
- Yes No N/A Photographs

Site Management Plan (SMP):

- N/A If none is required for the remedy which is the subject of this FER, check here.
- Yes The approved SMP is included in, or specifically referenced by, the FER.
- Yes The required certification regarding the SMP is included in the Certification Section below.

Environmental Easement or Deed Restriction (where applicable)

- N/A If none is required for the remedy which is the subject of this FER, check here.
- Yes A filed copy of the **environmental notice** with proof of filing with the responsible municipal authority is included in the FER or has been provided to DEC.
- Yes A certification that the easement has been filed and the municipalities having jurisdiction over the easement or deed restriction have been notified is required. See Certification Section below for the language of this certification.
- Yes No The County Recording Identifier number is provided in the FER. It is in SMP.

Financial Assurance

- N/A If none is required for the remedy which is the subject of this FER, check here.
- Yes No N/A Identify the financial assurance mechanisms required for the site and include the copy of the executed mechanism.
- Yes A certification that the Financial Assurance has been submitted by the applicant must be included in the FER. See Certification Section below for the language of this certification.

Citizen Participation

- Yes (BCP Only) A fact sheet was issued to the site contact list after the FER was submitted, but prior to DEC approval of the FER. NOTE: A notice to the site contact list is also to be issued within 10 days of when the Certificate of Completion is issued by DEC for a site which will utilize institutional and/or engineering controls.
- Yes (SSF Only) A Notice of the COC/Reclassification shall be combined into one Fact Sheet and mailed to the site contact list no sooner than 20 days after issuance of the of the COC. If the site is being delisted, the notice may be mailed immediately; allow for a 30 day public comment period and the classification will be changed 60 days after the COC issuance (or end of comment period if later)
- N/A (ERP)

FER Professional Engineer Certification and Stamp:

Included **Yes** **No**

The FER will be prepared, stamped and the following certification signed by an individual licensed or otherwise authorized in accordance with article 145 of the education law to practice the profession of engineering:

- “I, _____ certify that I am currently a NYS registered professional engineer, I had primary direct responsibility for the implementation of the subject construction program, and I certify that the Remedial Work Plan (or Remedial Design or Plans and Specifications) was (were) implemented and that all construction activities were completed in substantial conformance with the DEC-approved Remedial Work Plan (or Remedial Design or Plans and Specifications).”

Included **Yes** **No**

- “I certify that all documents generated in support of this report have been submitted in accordance with the DER's electronic submission protocols and have been accepted by the Department.”

Included **Yes** **No**

- “I certify that all data generated in support of this report have been submitted in accordance with the Department's electronic data deliverable and have been accepted by the Department.”

Included **Yes** **No**

- “The data submitted to the DEC demonstrates that the remediation requirements set forth in the Remedial Work Plan (or Remedial Design or Plans and Specifications) and all applicable statutes and regulations have been or will be achieved in accordance with the time frames, if any, established in the work plan (or Remedial Design or Plans and Specifications).”

Included **Yes** **No**

- “All use restrictions, institutional controls, engineering controls and/or any operation and maintenance requirements applicable to the site are contained in an environmental easement created and recorded pursuant to ECL 71-3605 and that any affected local governments, as defined in ECL 71-3603, have been notified that such easement has been recorded.”

If a deed restriction is applicable to the project,

“All use restrictions, institutional controls, engineering controls and/or any operation and maintenance requirements applicable to the site are contained in a declaration of covenants and restrictions created and filed with the clerk of the County in which the site is located.”

Included **Yes** **No** **N/A**

- “A Site Management Plan has been submitted for the continual and proper operation, maintenance, and monitoring of any engineering controls employed at the site including the proper maintenance of any remaining monitoring wells, and that such plan has been

approved by the DEC.”

Included Yes No N/A

- “Any financial assurance mechanisms required by the DEC pursuant to Environmental Conservation Law have been executed.”

Included Yes No N/A

For DEC Internal Use Only:

Site Contact List:

N/A (BCP, ERP, SSF if site locality was canvassed for list serve)

Yes (SSF if not exempt thru list serve participation and deemed necessary by ADD) Provide to SCS as defined in Part 375-1.2(as). For additional guidance in preparing the SCL, go to <http://internal.dec.state.ny.us/der/der309.html>

UIS:

Update Remedial Site Information on Main Page

- Site Description
- Site Environmental Assessment
- Site Health Assessment: requested from DOH by the PM, entered by SCS
- Site Name, Address, & Size: verify and notify SCS for changes
- Contacts: verify owner and all other affiliations are accurate and complete
- Easement Identifier: (Cross Refs link on main site page): enter County Recording Identifier
- Clean Up Track: (for BCP sites) provide to SCS for data entry

Class History File

- Basis for Classification Change: Use standard language for type of reclass

IC/EC Module

- Property information is complete and accurate for all parcels
- Control information: If UNRESTRICTED USE/TRACK 1, check “No Controls Needed” in site property details)
- ICs: Yes (indicate all) or; N/A
- ECs: Yes (indicate all) or; N/A
 - Dates - applicable dates, e.g. “Control In Place” date (filed with County Clerk)
 - Control Description - provide a summary of restrictions

UIS Projects - as applicable, verify start and end dates, status for all projects, especially;

- Certificate of Completion
- Site Management
- Periodic Review

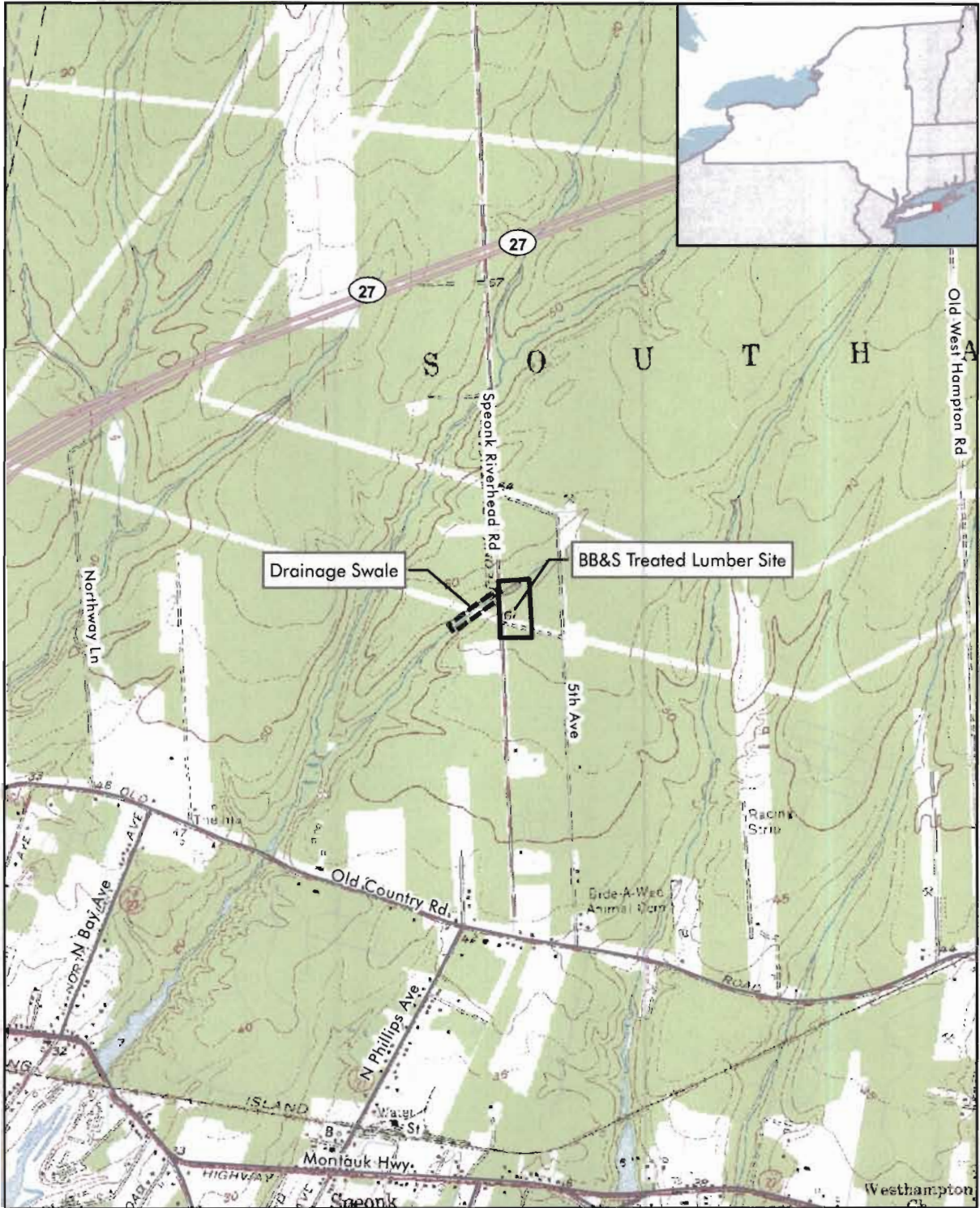
Filed in EDMS - as applicable, verify that all applicable documents or equivalent, are present and properly named;

- N/A Agreement/Order/SAC: (e.g., agreement.C231011.2006-01-01.BCA.pdf)
- Environmental Notice : w/co. Clerk Certificate (e.g., easement.130058.2006-01-01.pdf)
- Site Management Plan: (e.g., workplan.130058.2006-01-01.SMP.pdf)
- Final Engineering Report: (e.g., report.E915182.2006-01-01.FER.pdf)
- Site Boundary Map: Provide tax map, or other that clearly indicates the site boundaries.

The review of the Final Engineering Report has been completed and found to satisfy all applicable requirements and guidance as detailed above. The Final Engineering Report is therefore recommended for approval.

Completed by:  Date: 08/02/2013
Project Manager

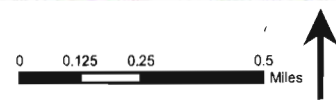
Reviewed by: _____ Date: _____
Section Chief/Regional HWR Engineer

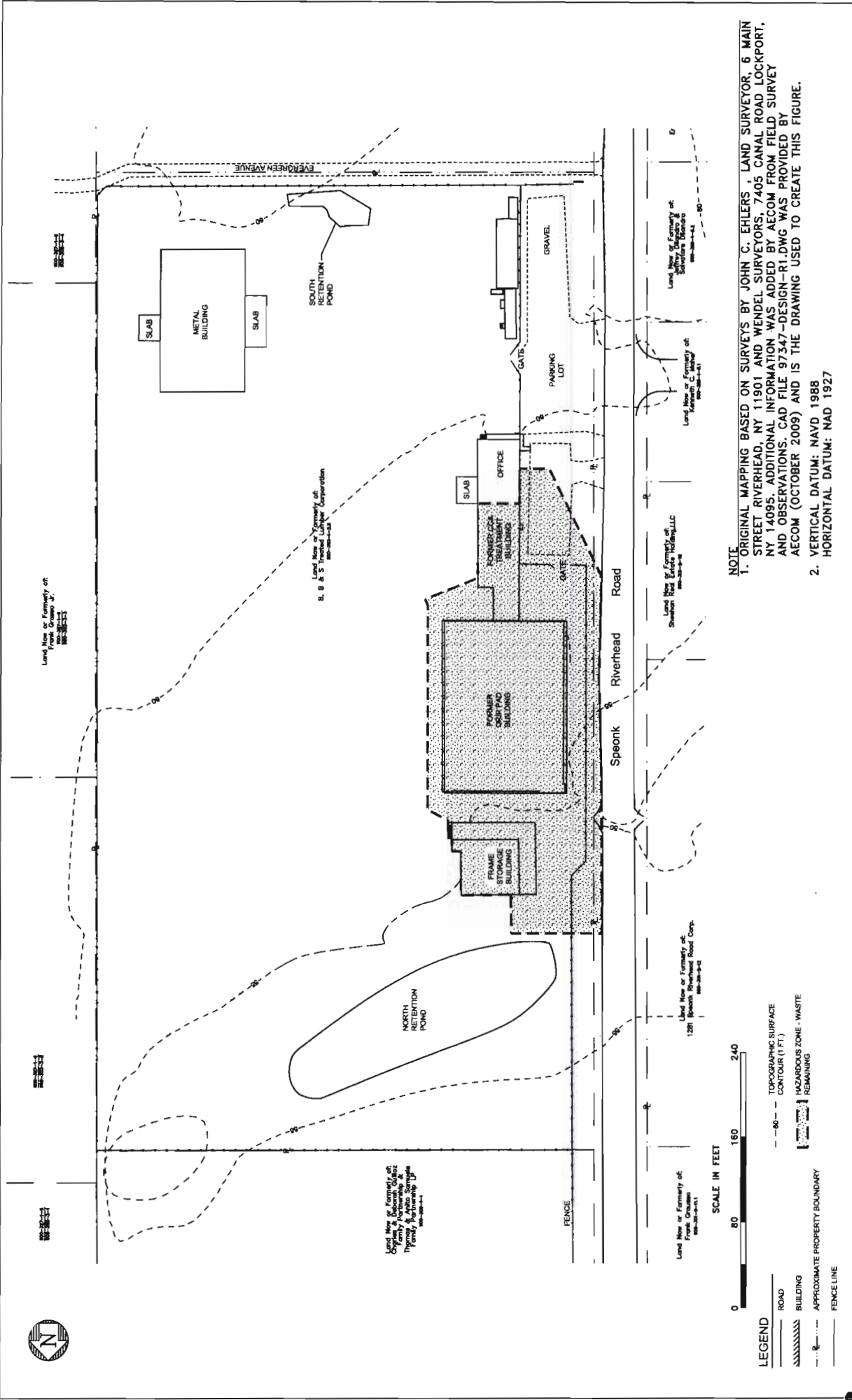


-  BB&S Treated Lumber Site
-  Drainage Swale
-  Secondary Road
-  Local Road

Figure 1-1
Site Location Map
BB&S Treated Lumber Site
Suffolk County, New York

NYSDEC Site # 152123





NOTE
 1. ORIGINAL MAPPING BASED ON SURVEYS BY JOHN C. EHLERS, LAND SURVEYOR, 6 MAIN STREET RIVERHEAD, NY 11901 AND WENDEL SURVEYORS, 7405 CANAL ROAD LOCKPORT, NY 14095. ADDITIONAL INFORMATION WAS ADDED BY AECOM FROM FIELD SURVEY AND OBSERVATIONS. CAD FILE 97347-DESIGN-R1.DWG WAS PROVIDED BY AECOM (OCTOBER 2009) AND IS THE DRAWING USED TO CREATE THIS FIGURE.
 2. VERTICAL DATUM: NAVD 1988
 HORIZONTAL DATUM: NAD 1927

ecology and environment
 FIGURE 1-2
 SITE LAYOUT MAP
 BB&S TREATED LUMBER CORPORATION SITE
 TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NY



LEGEND:

- MONITORING WELL LOCATION
- BB&S TREATED LUMBER SITE
- GROUNDWATER CONTOUR
- GROUNDWATER FLOW DIRECTION
- 17.54

LEGEND:

THE ATTACHED AERIAL PHOTOGRAPHY WAS OBTAINED FROM THE NEW YORK STATE OFFICE OF CYBER SECURITY. THE FLYOVER WAS COMPLETED IN 2010. (SUFFOLK COUNTY ORTHO-IMAGERY 4BAND6inch).

SOURCE: ECOLOGY AND ENVIRONMENT ENGINEERING, P.C. BB&S MONITORING EVENT #1, APRIL 2012.

APPROXIMATE SCALE IN FEET

0 600 1200 1800

FIGURE 1-2 GENERAL LOCATION MAP BB&S TREATED LUMBER CORPORATION SITE, TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NY



LEGEND:

- Monitoring Well Location
- MW/MWPD/BB&S
- BB&S Treated Lumber Site

LEGEND:

THE ATTACHED AERIAL PHOTOGRAPHY WAS OBTAINED FROM THE NEW YORK STATE OFFICE OF CYBER SECURITY. THE FLYOVER WAS COMPLETED IN 2010. (SUFFOLK COUNTY ORTHO-IMAGERY 4BAND6inch).

NOTE:

- ALL SAMPLE RESULTS ARE REPORTED IN µg/L.
- BB&S-1 COULD NOT BE SAMPLED DUE TO OBSTRUCTION IN WELL.
- MW-5 MONITORING WELL WAS DRY.
- NO POSITIVE CONTAMINANT CONCENTRATIONS ABOVE THE SCREENING CRITERIA WERE FOUND IN MWPD-25, MW-3, MW-4, MW-9, MW-13, MW-19D, MW-20D, AND MW-23S.

APPROXIMATE SCALE IN FEET

0 600 1200 1800

SUMMARY OF POSITIVE ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES EXCEEDING SCREENING CRITERIA BB&S TREATED LUMBER CORPORATION SITE TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NY

FIGURE 4-1



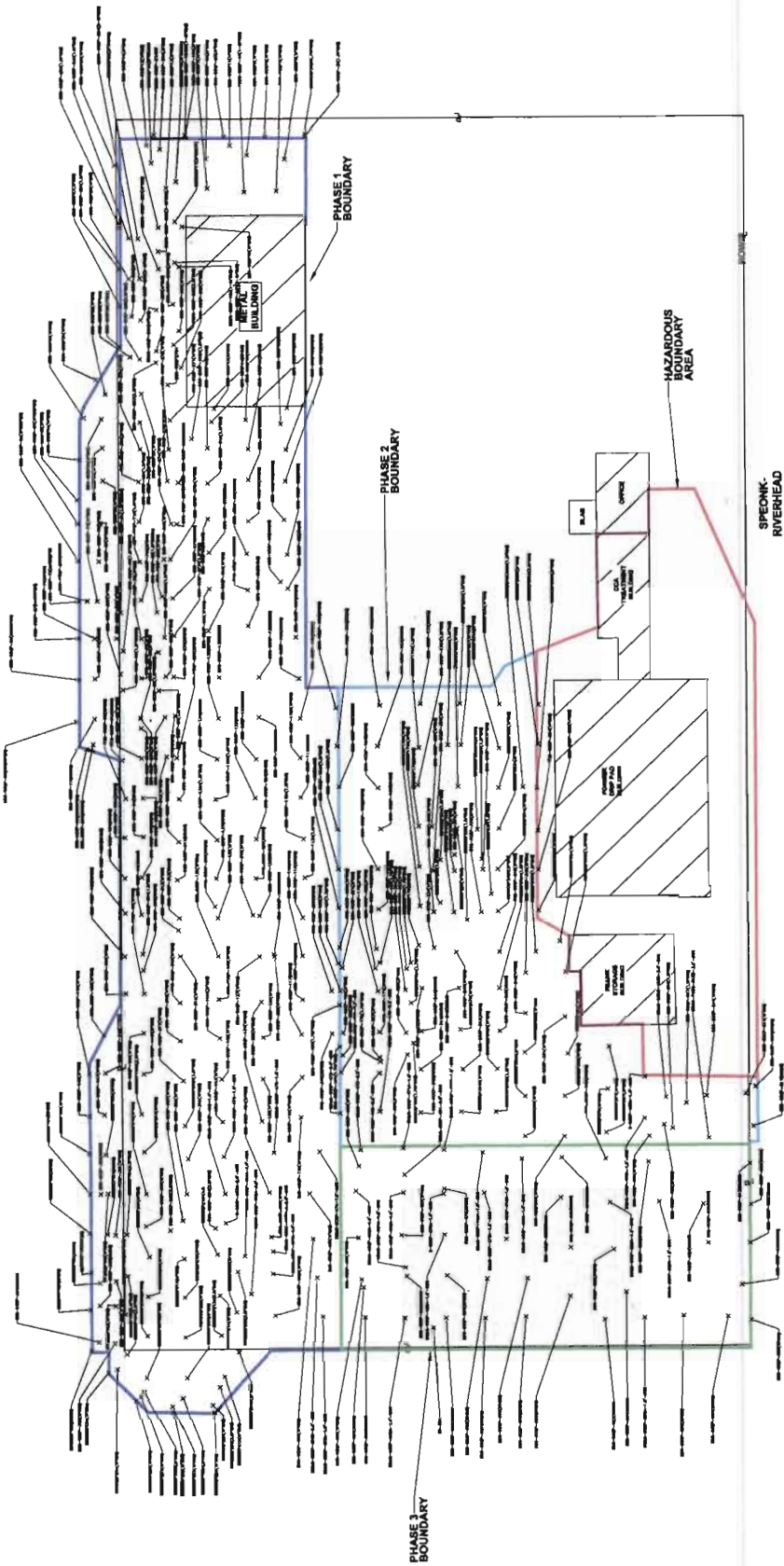
LEGEND:
 PW-1 ϕ POTABLE WATER SAMPLING LOCATION
 \blacktriangleright GROUNDWATER FLOW DIRECTION

\square BB&S TREATED LUMBER SITE

NOTES:
 1. THE ATTACHED AERIAL PHOTOGRAPHY WAS OBTAINED FROM THE NEW YORK STATE OFFICE OF CYBER SECURITY, THE FLYOVER WAS COMPLETED IN 2010. (SUFFOLK COUNTY ORTHO-IMAGERY 4BAND6inch).
 2. POTABLE WATER SAMPLING LOCATIONS ARE APPROXIMATE BASED ON COORDINATES OBTAINED FROM GOOGLE EARTH.

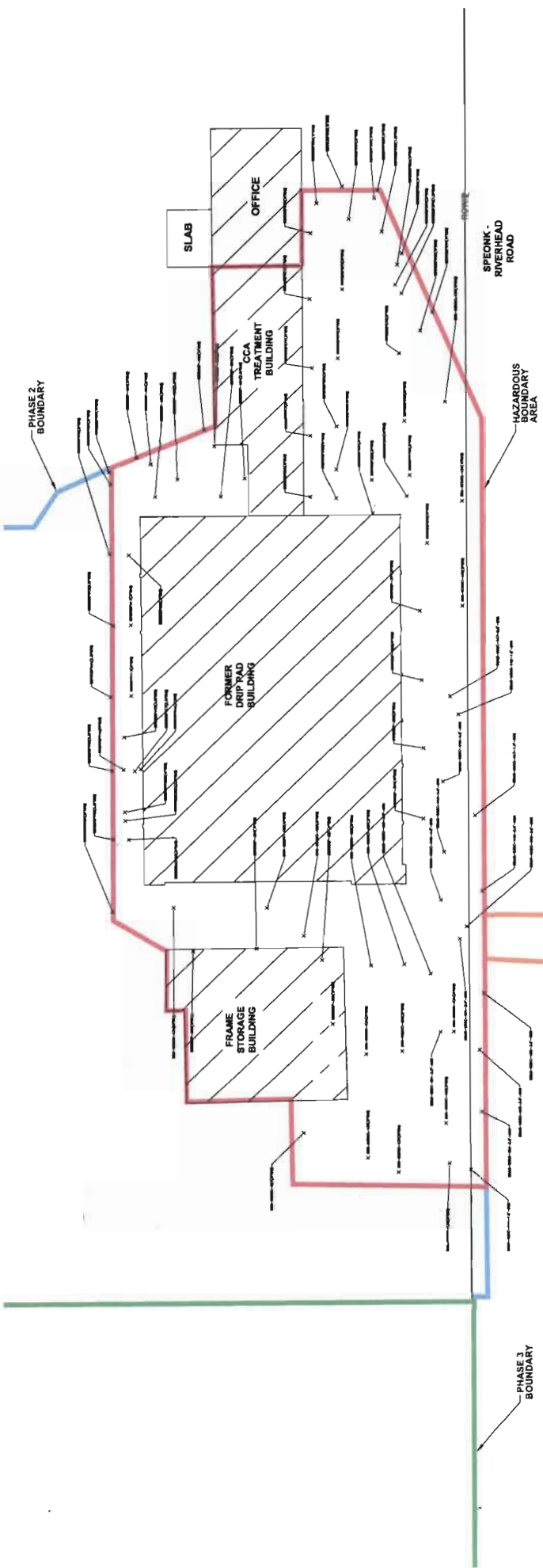
APPROXIMATE SCALE IN FEET
 0 600 1200 1800

FIGURE 2 GENERAL LOCATION MAP POTABLE WATER SAMPLING BB&S TREATED LUMBER CORPORATION SITE TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NY



- Legend
- Phase 1 Boundary
- Phase 2 Boundary
- Phase 3 Boundary
- ON-SITE BUILDINGS
- Height of Bay
- Existing Conditions: Impervious and Open
- Impervious Area Boundary
- Phase 1 Boundary
- Phase 2 Boundary
- Phase 3 Boundary
- ON-SITE BUILDINGS
- Height of Bay

THIS PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF ZONING ADJUSTMENT, CITY OF BOSTON, MASSACHUSETTS, AND THE BOARD OF PUBLIC WORKS, COMMONWEALTH OF MASSACHUSETTS, AND THE BOARD OF HEALTH, CITY OF BOSTON, MASSACHUSETTS.



AREA	AREA NO.	AREA DESCRIPTION	AREA TYPE	AREA STATUS	AREA VOLUME	AREA WEIGHT	AREA PERCENT	AREA TOTAL	AREA TOTAL
Phase 1 Boundary	1	Phase 1 Boundary	Phase 1	Active	1,234,567	1.23	1.23%	1,234,567	1,234,567
Phase 2 Boundary	2	Phase 2 Boundary	Phase 2	Active	1,234,567	1.23	1.23%	1,234,567	1,234,567
Phase 3 Boundary	3	Phase 3 Boundary	Phase 3	Active	1,234,567	1.23	1.23%	1,234,567	1,234,567
Other	4	Other	Other	Active	1,234,567	1.23	1.23%	1,234,567	1,234,567
HAZARDOUS BOUNDARY AREA					1,234,567	1.23	1.23%	1,234,567	1,234,567

AREA	AREA NO.	AREA DESCRIPTION	AREA TYPE	AREA STATUS	AREA VOLUME	AREA WEIGHT	AREA PERCENT	AREA TOTAL	AREA TOTAL
Phase 1 Boundary	1	Phase 1 Boundary	Phase 1	Active	1,234,567	1.23	1.23%	1,234,567	1,234,567
Phase 2 Boundary	2	Phase 2 Boundary	Phase 2	Active	1,234,567	1.23	1.23%	1,234,567	1,234,567
Phase 3 Boundary	3	Phase 3 Boundary	Phase 3	Active	1,234,567	1.23	1.23%	1,234,567	1,234,567
Other	4	Other	Other	Active	1,234,567	1.23	1.23%	1,234,567	1,234,567
HAZARDOUS BOUNDARY AREA					1,234,567	1.23	1.23%	1,234,567	1,234,567



Legend

- Phase 1 Boundary
- Phase 2 Boundary
- Phase 3 Boundary
- Other
- HAZARDOUS BOUNDARY AREA

NOTES

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

FIGURE 1-1 PHASE 2 AND PHASE 3 BOUNDARIES

ALTA/ACSM LAND TITLE SURVEY

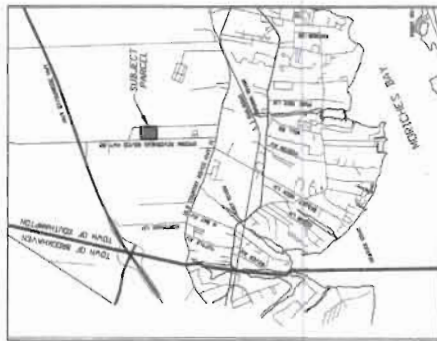
Survey No. 10960.000

ALTA/ACSM LAND TITLE SURVEY OF PROPERTY OF B.B.&S. TREATED LUMBER CORPORATION; B.B.&S. TREATED LUMBER COMPANY, INC.; AND B.B.&S. CREOSOTE LUMBER CO., INC.

2ND MAP OF AGRICULTURAL CITY CO. FILED: JULY 13, 1986 AS MAP NO. 606 LOT 10 & LOT 11 SITUATED AT SPEONK TOWN OF SOUTHAMPTON SUFFOLK COUNTY, NEW YORK 1348 SPEONK-RIVERHEAD ROAD JULY 25, 2012

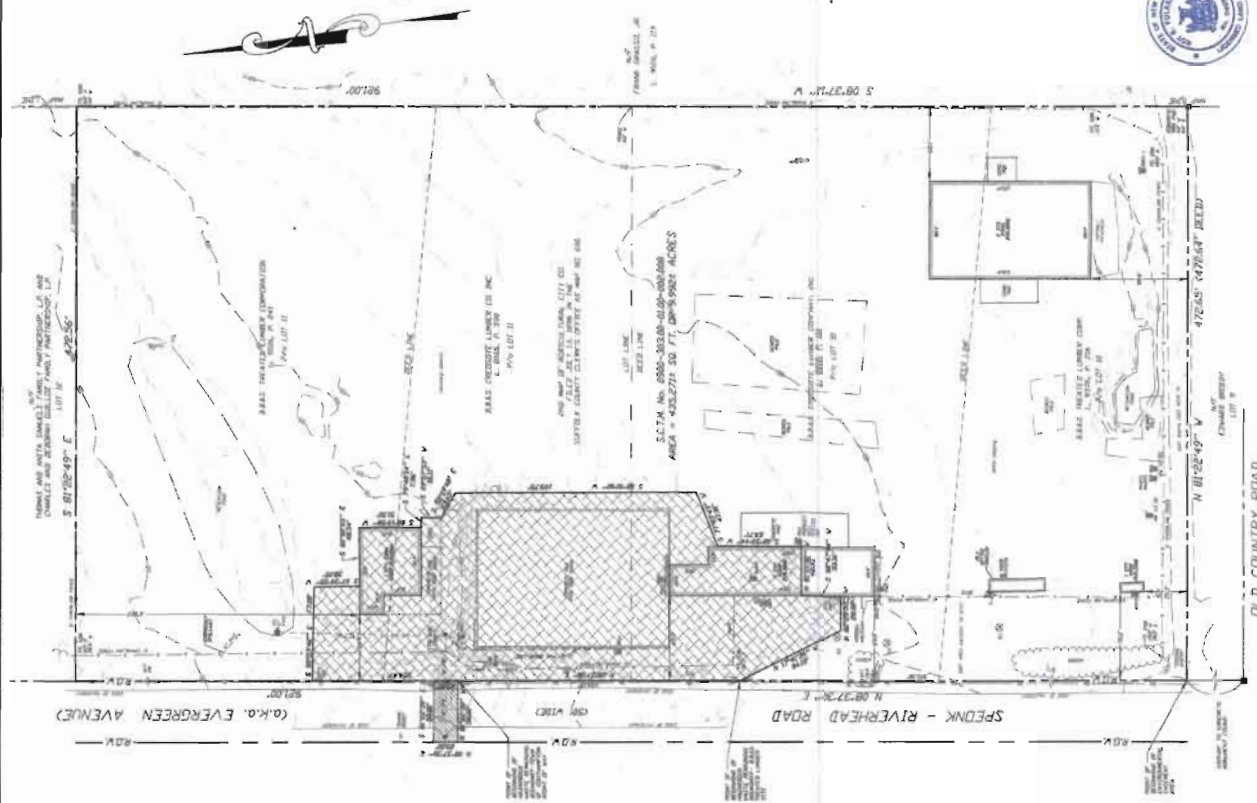
B.B.&S. TREATED LUMBER SITE - NYSDEC SITE NO. 152123 This Survey has been revised with the benefit of Title Report Commitment No. 5022113, dated April 2, 2012 and last revised June 5, 2012.

GRAPHIC SCALE



SUPVISEOR CERTIFICATION: I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of New York, do hereby certify that I am the author of this Survey and that I am a duly qualified and licensed Professional Engineer in the State of New York, and that I am a duly qualified and licensed Professional Engineer in the State of New York, and that I am a duly qualified and licensed Professional Engineer in the State of New York.

L. K. McLEAN ASSOCIATES, P.C. CONSULTING ENGINEERS & SURVEYORS 437 SOUTH COUNTRY ROAD SUFFERN, NEW YORK 11764



DESCRIPTION OF HAZARDOUS WASTE REMAINING BOUNDARY OF B.B.&S. TREATED LUMBER SITE. All the contents, items, or parts of the property described in this Survey are hereby declared to be hazardous waste as defined in Section 271.1 of the Environmental Conservation Law of the State of New York, and as such are subject to the provisions of the Environmental Conservation Law of the State of New York.

DEEDS REFERENCES: Bearings shown are from closed comparisons and are the true bearings (or a portion of the property) described in Deeds recorded on February 22, 1984 at Liber 9516 on page 241; and from Joseph Frederick Gleason to B.B.&S. Creosote Lumber Company, Inc. recorded on page 14, 1979 at Liber 8718 B.B.S. Creosote Lumber Co., Inc., recorded on December 28, 1979 at Liber 8168 on page 190, and from Frederick L. Gleason to B.B.&S. Creosote Lumber Co., Inc. recorded on page 274, 1983 at Liber 5373 on page 158 as set forth in the Suffolk County Clerk's Office.

DESCRIPTION OF HAZARDOUS WASTE REMAINING BOUNDARY OF B.B.&S. TREATED LUMBER SITE. All the contents, items, or parts of the property described in this Survey are hereby declared to be hazardous waste as defined in Section 271.1 of the Environmental Conservation Law of the State of New York, and as such are subject to the provisions of the Environmental Conservation Law of the State of New York.

DESCRIPTION OF THE ENVIRONMENTAL EASEMENT. This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law.

THE ENGINEERING AND INSTITUTIONAL CONTROLS for the Easement are set forth in more detail in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at dervach@prc.dcf.ny.gov.

ENVIRONMENTAL EASEMENT AREA ACCESS. THE ACCESS TO THIS AREA MAY BE OBTAINED BY THE ENVIRONMENTAL EASEMENT AREA AS SHOWN THROUGH ANY EXISTING STREET ACCESS OR BY USING NEARBY ACCESS POINTS.

KEY MAP, LEGEND, and other technical details including symbols for easements, boundaries, and other features. Includes a legend for 'HAZARDOUS WASTE REMAINING BOUNDARY' and 'ENVIRONMENTAL EASEMENT AREA ACCESS'.

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, NY 12233-7020
Phone: (518) 402-9543 • Fax: (518) 402-9547
Website: www.dec.ny.gov



SEP 11 2013

Mr. Chuck Guilloz, Sr.
James H. Rambo, Inc.
P.O. Box 749
Westhampton, NY 11977

Dear Mr. Guilloz:

As mandated by Section 27-1305 of the Environmental Conservation Law (ECL), the New York State Department of Environmental Conservation (Department) must maintain a Registry of all inactive disposal sites suspected or known to contain hazardous waste. The ECL also mandates that this Department notify the owner of all or any part of each site or area included in the Registry of Inactive Hazardous Waste Disposal Sites as to changes in site classification.

Our records indicate that you are the owner or part owner of the site listed below. Therefore, this letter constitutes notification of change in the classification of such site in the Registry of Inactive Hazardous Waste Disposal Sites in New York State.

DEC Site No.: 152123

Site Name: B.B. & S. Treated Lumber Corporation

Site Address: 1348 Spoenk – Riverhead Road, Southampton, New York 11968

Classification change from Class 2 to Class 4

The reason for the change is as follows:

- Threats from the disposal of hazardous waste at this site were addressed by the implementation of the remedy identified for the site by the October 2009 Amended Record of Decision (AROD) and February 2000 Record of Decision. All construction of the components of the site-wide remedy was completed in October 2011. The Final Engineering Report (FER) confirms that the remedy has been constructed consistent with the requirements in the ROD. Management of contamination remaining at the site, including any required monitoring, is and has been controlled pursuant to a Site Management Plan (SMP). Institutional controls were required to ensure the protectiveness of the site. The required controls, in the form of an Environmental Notice, is in place. A significant threat to public health and the environment no longer exists at the site. The site is properly remediated and requires site management.

Enclosed is a copy of the Department's Inactive Hazardous Waste Disposal Site Report form as it appears in the Registry. An explanation of the site classifications is available at <http://www.dec.ny.gov/chemical/8663.html>. The Law allows the owner and/or operator of a site listed in the Registry to petition the Commissioner of the New York State Department of Environmental Conservation for deletion of such site, modification of site classification, or modification of any information regarding such site, by submitting a written statement setting forth the grounds of the petition.

Such petition may be addressed to:

Honorable Joseph J. Martens
Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1010

For additional information, please contact David Chiusano, the project manager at 518-402-9814.

Sincerely,



Kelly A. Lewandowski, P.E.
Chief
Site Control Section

Enclosure

cc: R. Schick
L. Zeppetelli
A. English
K. Lewandowski
D. Chiusano, Project Manager

bec: w/Enc.

K. Anders, NYSDOH

M. Cruden, Director, Remedial Bureau E

C. Elgut, Regional Attorney, Region 1

R. Evans, Regional Permit Administrator, Region 1

W. Parish, RHWRE, Region 1

S. Heigel, Site Control Section



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL
CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Inactive Hazardous Waste Disposal Report**



Site Code	152123			
Site Name	B.B. & S. Treated Lumber Corporation	Address	1348 Speonk-Riverhead Road	
Classification	04	City	Speonk	Zip 11972
Region	1	County	Suffolk	Town Southampton
Latitude	40 degrees, 50 minutes, 22.19 seconds			Estimated Size 9.9920
Longitude	-72 degrees, 41 minutes, 45.38 seconds			
Site Type		Disposal Area	Structure	

Site Description

Location: The BB&S Inactive Hazardous Waste Disposal Site is located at 1348 Speonk-Riverhead Road approximately 1.5 miles north of the Hamlet of Speonk, Town of Southampton in eastern Suffolk County, Long Island.

Site Features: The approximately 5 acre site is found in a rural area considered part of the Central Pine Barrens Preserve. Access to the site is from Speonk-Riverhead Road.

Current Zoning/Use(s): The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of residential, commercial, and light industrial. There are homes and businesses found within a quarter mile radius of the site.

Historic Use(s): From the early 1980s to 1996, the site operated as a lumber treatment and storage facility. Lumber was pressure treated using chromated copper arsenate (CCA). CCA was documented to be released to the environment through surface spills and sump leakage. A flame proofing solution containing zinc oxide was also used at the site for a time to treat wood.

Releases of CCA to groundwater are believed to have occurred through leakage from the collection sumps and possibly also through malfunction of an on-site water supply well valve. Spills originating from the concrete pad most likely account for soil contamination noted in its vicinity of the metal and frame buildings and for contamination found in the on-site drainage ditch. Higher concentrations of CCA derived contaminants found off-site on the west side of Speonk-Riverhead Road within the pine barrens, across from a site drainage culvert, indicate larger surface discharges or spills in the past. Drippings from stored and treated lumber most likely account for soil contamination east of the former treatment area within the on-site lumber yard.

The site was most recently used for wholesale and retail lumber distribution (Best Building Supply and Lumber Company). In May 2009 the lumberyard ceased operations and filed for Chapter 11 bankruptcy. In 2010 the site was leased by the property owner to park tractor-trailers.

Site Geology and Hydrogeology: Groundwater flow is to the south. There are some homes and businesses in the down gradient area that still utilize private water supplies, obtained primarily from the Upper Glacial aquifer, a highly transmissive sand and gravel aquifer. The Upper Glacial aquifer is underlain by the Gardiners Clay unit to the south of the site at approximately 120-150 feet below ground surface (bgs).

Remediation is complete and project is under long term site management.

Contaminants of Concern (Including Materials Disposed)	Quantity
OU 01	
CHROMIUM	
COPPER	
ARSENIC	

Analytical Data Available for : Groundwater, Soil

Applicable Standards Exceeded for: Groundwater, Drinking Water

9/11/2013

Site Environmental Assessment

Remediation at the site was completed in October 2011. Prior to remediation, the primary contaminants of concern were inorganics (metals), specifically chromium (in both the hexavalent and trivalent forms) and arsenic in groundwater.

Onsite and off groundwater is being monitoring. Twelve additional sentinel monitoring wells were installed in the Fall 2009. Also, seven (7) homes along Speonk-Riverhead Road threatened by the plume were connected to the existing public waterline in Fall 2009. An additional home on Fifth Avenue was hooked up in February 2010.

Site Health Assessment

Since some contaminated soils remain at the site below buildings, people will not come in contact with contaminated soils unless they dig below the buildings. Measures are in place to control the potential for people to come in contact with subsurface soil and groundwater contamination remaining on the site. People are not drinking contaminated groundwater because impacted private wells in the area have been connected to the available public water supply that is not affected by this contamination. Also, private wells still in use that have the potential to become impacted by site-related contaminants are sampled each year.

Owners

Current Owner(s)

Chuck Guilloz, Sr.

James H. Rambo, Inc.

PO Box 749

Westhampton NY 11977

Previous Owner(s)

George Wieser

PO Box 6, Speonk Riverhead Road

Speonk NY 11972

Thomas Samuels

Speonk Riverhead Road

Speonk NY 11972

Disposal Owner(s)

SAME AS CURRENT OWNER

ZZ

Operators

Current Operator(s)

SAME AS CURRENT OWNER

Speonk-Riverhead Road

Speonk NY 11972



PUBLIC NOTICE

State Superfund Program

Receive Site Information by Email. See next page to Learn How.

Site Name: B.B. & S. Treated Lumber Corporation

October 17, 2013

Site No. 152123 **Tax Map No.** 303-1-2.8

Site Location: 1348 Speonk-Riverhead Road, Southampton, New York 11972

Inactive Hazardous Waste Disposal Site Classification Notice

The Inactive Hazardous Waste Disposal Site Program (the State Superfund Program) is the State's program for identifying, investigating, and cleaning up sites where the disposal of hazardous waste may present a threat to public health and/or the environment. The New York State Department of Environmental Conservation (Department) maintains a list of these sites in the Registry of Inactive Hazardous Waste Disposal Sites (the "Registry"). The site identified above, and located on a map on the reverse side of this page, was recently reclassified on the Registry as a Class 4 site as it no longer presents a significant threat to public health and/or the environment for the following reason(s):

- Threats from the disposal of hazardous waste at this site were addressed by the implementation of the remedy identified for the site by the October 2009 Amended Record of Decision (AROD) and February 2000 Record of Decision. All construction of the components of the site-wide remedy was completed in October 2011. The Final Engineering Report (FER) confirms that the remedy has been constructed consistent with the requirements in the ROD. Management of contamination remaining at the site, including any required monitoring, is and has been controlled pursuant to a Site Management Plan (SMP). Institutional controls were required to ensure the protectiveness of the site. The required controls, in the form of an Environmental Notice, is in place. A significant threat to public health and the environment no longer exists at the site. The site is properly remediated and requires site management.

If you own property adjacent to this site and are renting or leasing your property to someone else, please share this information with them. If you no longer wish to be on the contact list for this site or otherwise need to correct our records, please contact the Department's Project Manager listed below.

FOR MORE SITE INFORMATION

Additional information about this site can be found using the Department's "Environmental Site Remediation Database Search" engine which is located on the internet at: www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3

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

Project Related Questions

David Chiusano, Project Manager
NYS Department of Env. Conservation
Remedial Bureau E
625 Broadway
Albany, New York 12233-7017
518-402-9814
djchiusano@gw.dec.state.ny.us

The Department is sending you this notice in accordance with Environmental Conservation Law Article 27, Title 13 and its companion regulation (6 NYCRR 375-2.7(b)(6)(ii)) which requires the Department to notify all parties on the contact list for this site of this recent action.

Approximate Site Location
B.B. & S. Treated Lumber Corporation
Site ID 152123
1348 Speonk-Riverhead Road, Southampton, NY 11972



Receive Site Updates by Email

Have site information such as this public notice 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:

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 received this notice by way of a county email listserv.

Electronic copies:

R. Schick, Director, Division of Environmental Remediation
A. English, Director, Bureau of Technical Support
K. Lewandowski, Chief, Site Control Section
M. Cruden, Director, Remedial Bureau E
W. Parish, RHWRE, Region 1
R. Evans, Regional Permit Administrator, Region 1
B. Fonda, Regional CPS, Region 1
K. Anders, NYSDOH
S. Karpinski, NYSDOH
L. Ennist, DER, Bureau of Program Management
D. Feldman, Suffolk County
D. Chiusano, Project Manager
S. Heigel, Site Control Section

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Honorable Kirsten Gillibrand
United States Senate
780 3rd Ave. Suite 2601
New York, NY 10017

Honorable Timothy Bishop
United States House of
Representatives
137 Hampton Road
Southampton, New York 11968

Honorable Fred Thiele
New York State Assembly
2302 Main Street, PO Box 3062
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Honorable Kenneth LaValle
New York State Senate
28 North Country Road, Suite 203
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310 Centre Drive
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Yaphank, NY 11980

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100 Veterans Memorial Highway
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Dennis Finnerty, Chairperson
Town Southampton Planning Board
116 Hampton Road
Southampton, New York 11968

Herbert Phillips, Chairperson
Town Southampton Zoning
Board of Appeals
116 Hampton Road
Southampton, New York 11968

Excelsior Plumbing and Heating
1319 Speonk-Riverhead Road
PO Box 491
Speonk, NY 11972

Kenneth Ballato
1480 Speonk-Riverhead Road
PO Box 152
Speonk, New York 11972

Mike Sheehan
P.O. Box 471
West Hampton, NY 11977

Mr. & Mrs. Lloyd Davis
Box 97
Remsenburg, NY 11960

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45 Broidy Lane
Southampton, NY 11968

Mr. Frank Aiello
P.O. Box 809
W. Hampton, New York 11977

Mr. George Carter
16 Vail Avenue
E. Quogue, New York 11942

Mr. Richard Carter
16 Vail Avenue
East Quogue, New York 11942

Mr. Robert Thorne
16 Fifth Avenue
P.O. Box 733
Speonk, NY 11972

Current Occupant
8 Homestead Avenue
P.O. Box 170
Speonk, NY 11972

Current Occupant
131 Old Country Road
P.O. Box 133
Speonk, NY 11972

Cotter Family
138 Old Country Road
P.O. Box 20
Speonk, NY 11972

Current Occupant
139 Old Country Road
P.O. Box 126
Speonk, NY 11972

Current Occupant
162 Old Country Road
P.O. Box 174
Speonk, NY 11972

Ray Norell
3 Seventh Street
P.O. Box 35
Speonk, NY 11972

Current Occupant
1686 Speonk-Riverhead Road
P.O. Box 18
Speonk, NY 11972

Current Occupant
8 Homestead Avenue
P.O. Box 58
Speonk, NY 11972

Current Occupant
6 Homestead Avenue
P.O. Box 206
Speonk, NY 11972

Current Occupant
4 Homestead Avenue
P.O. Box 312
Speonk, NY 11972

Current Occupant
1626 Speonk-Riverhead Road
P.O. Box 328
Speonk, NY 11972

Current Occupant
1602 Speonk-Riverhead Road
P.O. Box 336
Speonk, NY 11972

Current Occupant
1570 Speonk-Riverhead Road
P.O. Box 428
Speonk, NY 11972

Blau Family
6 Sleator Drive
Ossining, NY

Tolliver Family
38 Dzamba Road
P.O. Box 288
Stamford, CT 16903

Speonk Wood Recycling
60 Fifth Avenue
P.O. box 1058
Speonk, NY 11972

Linda James
18 fifth Avenue
P.O. Box 543
Speonk, NY 11972

Current Occupant
30 Fifth Avenue
P.O. Box 288
Speonk, NY 11972

Current Occupant
4 Fifth Avenue
P.O. Box 20
Speonk, NY 11972

Caccavalla Family
22 Fifth Avenue
P.O. Box 238
Speonk, NY 11972

Current Occupant
1504A Speonk-Riverhead Road
P.O. Box 237
Speonk, NY 11972

Speonk Mobile Home Park, Inc.
1538 Speonk-Riverhead Road
P.O. Box 525
Speonk, NY 11972

Thomas Legere
49 Crystal Beach Blvd.
Moriches, NY 11955