



Fact Sheet

February 2000

Proposed Remedial Action Plan

115 Front Street

Environmental Restoration Site

Site ID # B00027-1

Village of Greenport, Suffolk County

PUBLIC MEETING ANNOUNCEMENT

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), invites interested/affected citizens to attend a public meeting to discuss the Proposed Remedial Action Plan (PRAP) for the 115 Front Street Environmental Restoration Site, in the Village of Greenport, Suffolk County.

Public Meeting: March 8, 2000, 7:00 PM

Meeting Location: Floyd Memorial Library
539 First Street
Greenport, NY 11944

Document Repositories:

- 1) Floyd Memorial Library
539 First Street, Greenport, NY 11944
Phone: (631) 477-0660
10:00 AM to 8:00 PM - Mon-Thurs
10:00 AM to 5:00 PM - Fri & Sat
- 2) Village of Greenport
236 Third Street, Greenport, NY 11944
Phone: (631) 477-2385
8:30 AM to 4:30 PM - Mon-Fri
- 3) NYSDEC - Region 1
SUNY Campus, Bldg. 40
Stony Brook, NY 11790-2356
Phone: (631) 444-0244
8:30 AM to 4:45 PM

For Additional Information:

- 1) Robert Stewart, NYSDEC Project Manager
NYSDEC Region 1 Office
SUNY Campus, Bldg. 40
Stony Brook, NY 11790-2356
Phone: (631) 444-0244
- 2) Mark Lowery, Citizen Participation Specialist
NYSDEC Region 1 Office
SUNY Campus, Bldg. 40
Stony Brook, NY 11790-2356
Phone: (631) 444-0350
- 3) For Health Related Issues:
Stephanie Haskins, NYSDOH
547 River St. - Room 300
Troy, NY 12180-2216
Phone: (518) 402-7880 or
(800) 458-1158 ext. 27880

Public Comment Period:

February 10, 2000 to March 26, 2000

INTRODUCTION

The 1996 Clean Water/Clean Air Bond Act provides funding to municipalities for the investigation and cleanup of brownfields. Brownfields are abandoned, idled or underused properties where redevelopment is complicated by real or perceived environmental contamination. They typically are former industrial or commercial properties where operations may have resulted in environmental contamination. Under the Environmental Restoration (Brownfields) Program, the State provides grants to municipalities to reimburse up to 75 percent of eligible costs for site investigation and remediation activities. The Village of Greenport's State assistance application for investigation was approved on March 12, 1998.

The Village of Greenport has recently completed a Site Investigation/Remedial Alternatives Report (SI/RAR) for the 115 Front Street Environmental Restoration Site in the Village of Greenport under the oversight of the New York State Department of Environmental Conservation (NYSDEC). The NYSDEC, in consultation with the New York State Department of Health (NYSDOH), is proposing the following remedial action for this site:

- Off-site disposal of the top one foot of surface soils in those areas with elevated concentrations of arsenic.
- Off-site disposal of petroleum contaminated subsurface soils in the area immediately south of the former underground storage tanks (USTs) in the southeast portion of the site.
- Off-site disposal of surface soils which are contaminated with petroleum related compounds around the light pole area in the eastern portion of the site.
- Placement of a surface cover of one foot of clean fill over all the affected areas.

- Periodic monitoring of groundwater for a minimum of two years.
- Institution of a deed restriction to prevent future direct contact with contaminated subsurface soils and the underlying groundwater.

This remedy is proposed to address the potential threat to human health from exposure to soil contaminated with petroleum related volatile and semi-volatile organic compounds and heavy metals. Without this remedy, an unacceptable exposure would exist based on the proposed future use of this site as a public park.

This Proposed Remedial Action Plan (PRAP) identifies the preferred remedy, summarizes the other alternatives considered, and discusses the rationale for this preference. The NYSDEC will select a final remedy for the site only after careful consideration of all comments submitted during the public comment period.

The NYSDEC has issued this PRAP as a component of the citizen participation plan developed pursuant to the New York State Environmental Conservation Law (ECL) and 6 NYCRR Part 375. This document summarizes the information that can be found in greater detail in the Site Investigation (SI) Report and the Remedial Alternatives Report (RAR), located at the document repositories, which are listed on the cover of the fact sheet.

SITE LOCATION, DESCRIPTION, AND OPERATIONAL HISTORY

This 3.19 acre site is located in the downtown portion of the Village of Greenport. It is bounded on the north by Front Street and on the south by Greenport Harbor. See enclosed Figure 1 for the site location. Prior to being acquired by the Village of Greenport in 1996, the property was known as Mohring's Marina and was the location of Kokomos Restaurant. Even further back, parts

of the site were used by a car dealer with auto repair capabilities, a gasoline station, various marine boat and engine repairing facilities, and an oyster company which reportedly painted boats at the site. The property has been used by the village as a public park. The park is currently being renovated.

USTs, believed to be associated with the former use of the site as a marina, were located in the south and southeastern portion of the site. An underground fuel oil tank was located in the north portion of the site. Above ground petroleum storage tanks were formerly located in the southeast corner of the site.

SITE INVESTIGATION

The purpose of the SI was to define the nature and extent of the contamination. The SI included the following:

- 1) Geophysical survey to locate USTs and underground utilities.
- 2) Removal of USTs in three separate areas of the site to visually inspect for leakage.
- 3) Collection and analysis of surface soil samples.
- 4) Collection of subsurface soil samples in the south and southeast UST areas and in other areas based on input received from local citizens.
- 5) Installation and sampling of monitoring wells.

See enclosed Figure 2 for the Areas of Concern and sample locations.

INTERIM REMEDIAL MEASURES

As part of the UST removals performed during the SI, all the highly impacted soils in close proximity to the USTs were removed. Significant leakage had occurred in all 3 UST areas. A combined total of approximately 315 cubic yards of soils which were highly impacted with gasoline, diesel fuel, or fuel oil were removed from the 3 UST areas. The removal actions also qualify as Interim Remedial Measures (IRMs). An IRM is a discrete

set of activities which can be undertaken without extensive investigation and evaluation, to prevent, mitigate, or remedy environmental damage or the consequences of environmental damage attributable to a site. The IRM UST removals are responsible for removing the primary sources of petroleum contamination at this site in a timely manner. The IRMs are, to a large extent, responsible for eliminating the environmental threat posed by potential discharge of contaminated groundwater to the adjacent Greenport Harbor.

EXTENT OF CONTAMINATION

The most significant residual contamination remaining at the site after the IRM UST removals is as follows:

- 1) A considerable portion of the surface soils are contaminated with arsenic above typical background concentrations. Potential prolonged direct contact with these soils is a concern.
- 2) The underground tanks leaked gasoline, fuel oil, and/or diesel fuel in the three UST areas. Although no free product has been detected floating on top of the groundwater, there is residual petroleum related soil and groundwater contamination in each of these areas. The primary sources of contamination have been removed near the South and North UST areas as a result of the IRM tank removals. It is anticipated that most of this residual contamination will naturally attenuate with time. However, there still are some highly impacted soils located near the Southeast UST area, just south of this UST excavation. Further action is deemed necessary in this area to remove the residual source area at this location.
- 3) Some petroleum related semi-volatile organic compounds are present by the light pole area in the eastern portion of the site. The soils are contaminated from the surface to approximately 2 feet below grade. Potential prolonged direct contact with these soils is a concern.
- 4) Relatively low concentrations of petroleum related semi-volatile organics and a few heavy metals, such as lead, are present in the subsurface

soils in other areas studied at the site. It has been concluded that none of these areas warrant additional cleanup evaluation as long as institutional controls are put in place which would prevent contact with these soils.

REMEDIAL ALTERNATIVES REPORT

The ultimate goal of the New York State Environmental Restoration Program is to clean up contaminated sites. Whereas the SI provides information about the nature and extent of contamination, the RAR uses that information to develop various remedial actions that will reduce the threat to public health and the environment. After the remedial alternatives are developed, they are evaluated against a number of criteria to arrive at what the State considers to be the best solution for cleaning up the site.

PROPOSED REMEDIAL ACTION PLAN

After the SI/RAR was completed, NYSDEC prepared a Proposed Remedial Action Plan (PRAP) which identifies the State's preferred remedy and provides the supporting information that led to our recommended remedial action.

CITIZEN PARTICIPATION

During the course of the remedial program, NYSDEC encourages two-way communication with the interested/affected public through the use of contact lists, fact sheets, document repositories, etc. This fact sheet is to update the public regarding the SI, RAR, and the PRAP. Complete copies of the PRAP, SI and RAR documents are available to the public at the document repositories, listed on the cover page of the fact sheet.

NYSDEC and NYSDOH will hold a public meeting and provide a 45-day comment period to solicit public comments on the PRAP (see cover page of this document for dates and times). Comments will be reviewed by the Department and a responsiveness summary will be prepared. The PRAP may be modified due to comments received from the public. When a Record of Decision (ROD) is ultimately signed, it will be placed in the document repositories and a notice will be sent to all parties on our contact list

advising of it's availability.

Comments on the PRAP

The public is encouraged to read the PRAP and submit comments. Written comments on the PRAP should be sent to Robert Stewart, the NYSDEC project manager for this site, at the address below. However, comments will also be received by telephone or during the public meeting to present the PRAP. The comment period extends from February 10, 2000 to March 26, 2000.

For Further Information

If you have any questions or comments concerning this investigation or site-related reports in the repositories, feel free to contact any of the individuals listed below.

Robert Stewart, Project Manager
NYS Department of Environmental Conservation
SUNY Campus, Bldg. 40
Stony Brook, NY 11790-2356
Phone: (631) 444-0244

Mark Lowery, Citizen Participation Specialist
NYS Department of Environmental Conservation
SUNY Campus, Bldg. 40
Stony Brook, NY 11790-2356
Phone: (631) 444-0350

For site-related health concerns

Stephanie Haskins, Assistant Research Scientist
NYS Department of Health
547 River Street, Room 300
Troy, NY 12180-2216
Phone: (518) 402-7880 or
(800) 458-1158 ext. 27880

Mark VanDeusen, Outreach Specialist
NYS Department of Health
547 River Street, Room 300
Troy, NY 12180-2216
Phone: (518) 402-7530 or
(800) 458-1158 ext. 27530

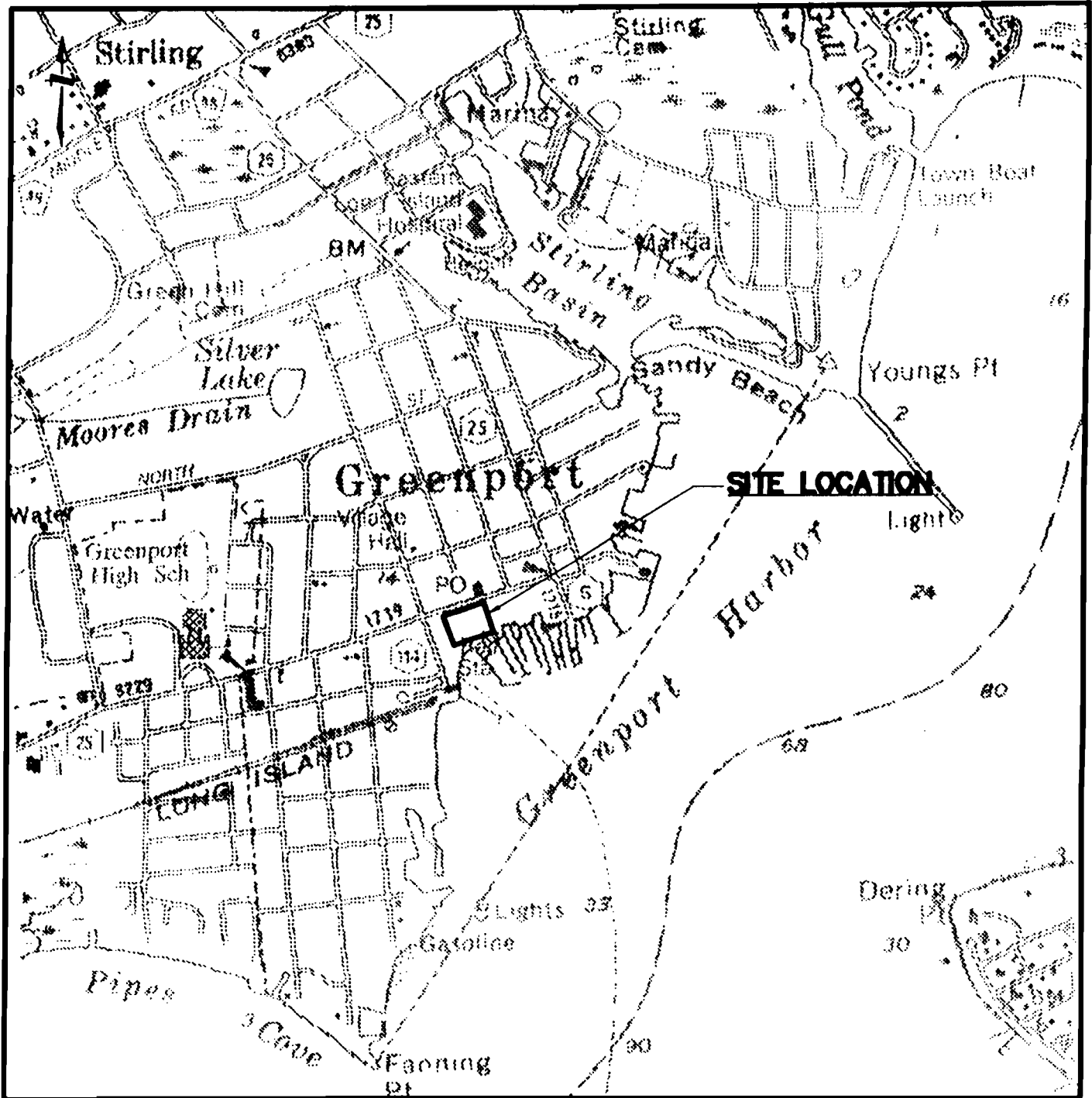


FIGURE 1
SITE LOCATION MAP
115 FRONT STREET PROPERTY
SITE LOCATION MAP

SCALE: 1" = 2000'

SOURCE: U.S.G.S. AMITYVILLE QUADRANGLE 1969

H2M GROUP

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS
 MELVILLE, N.Y. TOTOWA, N.J.

Source: Site Investigation Report, July 1999

FRONT STREET

115 FRONT STREET SITE MAP WITH AREAS OF CONCERN

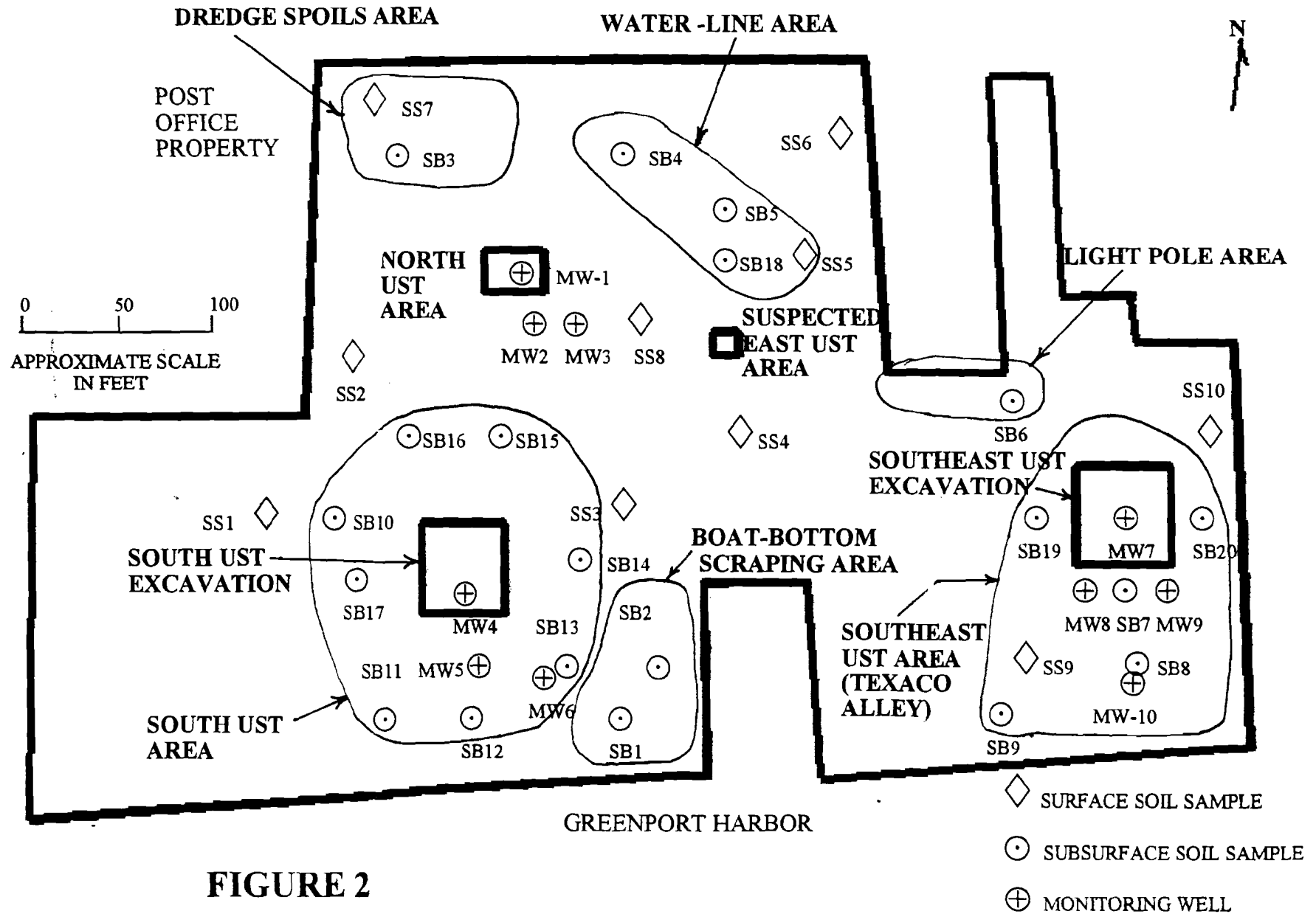


FIGURE 2