

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Syosset Park Lots 251 and 252
305 Robbins Lane
Syosset, NY 11791

November 2020

SITE No. C130002
NYSDEC REGION 1

Where to Find Information

Access project documents through the
DECinfo Locator:

[https://www.dec.ny.gov/data/DecDocs/
C130002/](https://www.dec.ny.gov/data/DecDocs/C130002/) and at these location(s):

Syosset Public Library
225 South Oyster Bay Road
Syosset, NY 11791
(516) 921-7161 extension 212

NYSDEC Region 1 Office
SUNY at Stony Brook
50 Circle Rd
Stony Brook, NY 11790-3409
(631) 444-0240

Who to Contact

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

Project-Related Questions

Kerry Maloney, Project Manager
NYSDEC
625 Broadway
(518) 402-9622
kerry.maloney@dec.ny.gov

Project-Related Health Questions

Arunesh Ghosh
NYSDOH
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

For more information about New
York's Brownfield Cleanup Program,
visit:

www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to the Syosset Park Lots 251 and 252 site ("site") located at 305 Robbins Lane, Syosset, Nassau County. Please see the map for the site location.

Based on the findings of the investigation DEC, in consultation with DOH, has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site. To address this remaining contamination and protect public health and the environment, the Applicant has developed the proposed remedy summarized below.

How to Comment: DEC is accepting written comments about the proposed plan, called a "Remedial Action Work Plan" (RAWP) for 45 days, from **November 25, 2020 through January 11, 2021.**

- Access the draft RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C130002/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Commercial Use remedy consists of:

- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt, or concrete) to address contamination remaining above DEC's commercial use soil cleanup objectives to prevent potential exposure to contamination;
- Importing clean material that meets the established soil cleanup objectives for use as cover material;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementing Site Management Plan (SMP) requirements for long-term maintenance of the remedial systems; and

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement to ensure proper use of the site and to confirm that the engineering controls remain in place.

The proposed remedy was developed by Syosset Park Development, LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report,” which describes the results of the site investigation, was submitted previously and is available for review at the locations identified on Page 1.

Next Steps: DEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. DOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy and the applicant may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

If approved, the cleanup is expected to commence in early 2021.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is 39 acres, located at the northeast corner of the intersection of the Long Island Expressway North Service Road and Robbins Lane, in Syosset, Town of Oyster Bay. The site is identified on the Nassau County Tax Map as Lots 251 & 252 of Block H in Section 15. The Syosset Landfill, a properly closed landfill, and Town of Oyster Bay office buildings are located immediately to the north of the property, an industrial area is located to the west and south, and I-495 is located to the south and east of the site. Site security personnel utilize a mobile office trailer adjacent to the vehicle entrance. Most of the site is sparsely vegetated. A six-foot chain link fence defines the site property boundary. The current plan for site redevelopment includes warehousing. Formerly occupied by a manufacturing facility known as Cerro Wire, the site is mainly undeveloped with no large buildings or major improvements. As a result of past industrial operations that adversely impacted the subsurface, the site was included on the New York State Registry of Inactive Hazardous Waste Disposal Sites in 1983. After multiple investigations, multiple soil removal/remediation activities and completion of a risk assessment performed under DEC and DOH oversight, the site was delisted from the Registry in 1994.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C130002) at:

<https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The investigation found metals and semi-volatile organic compounds (SVOCs) in subsurface soils. In anticipation of site redevelopment, 218 soil samples were collected as part of a 2015 soil investigation from two to 35 feet below the surface. The depth of contaminated soil exceeding the standards ranged from zero to 25 feet below ground. Results of the soil investigation indicate that the primary constituents of concern at this site are copper and SVOCs. These findings resulted in the application to the State's Brownfield Cleanup Program in 2016.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

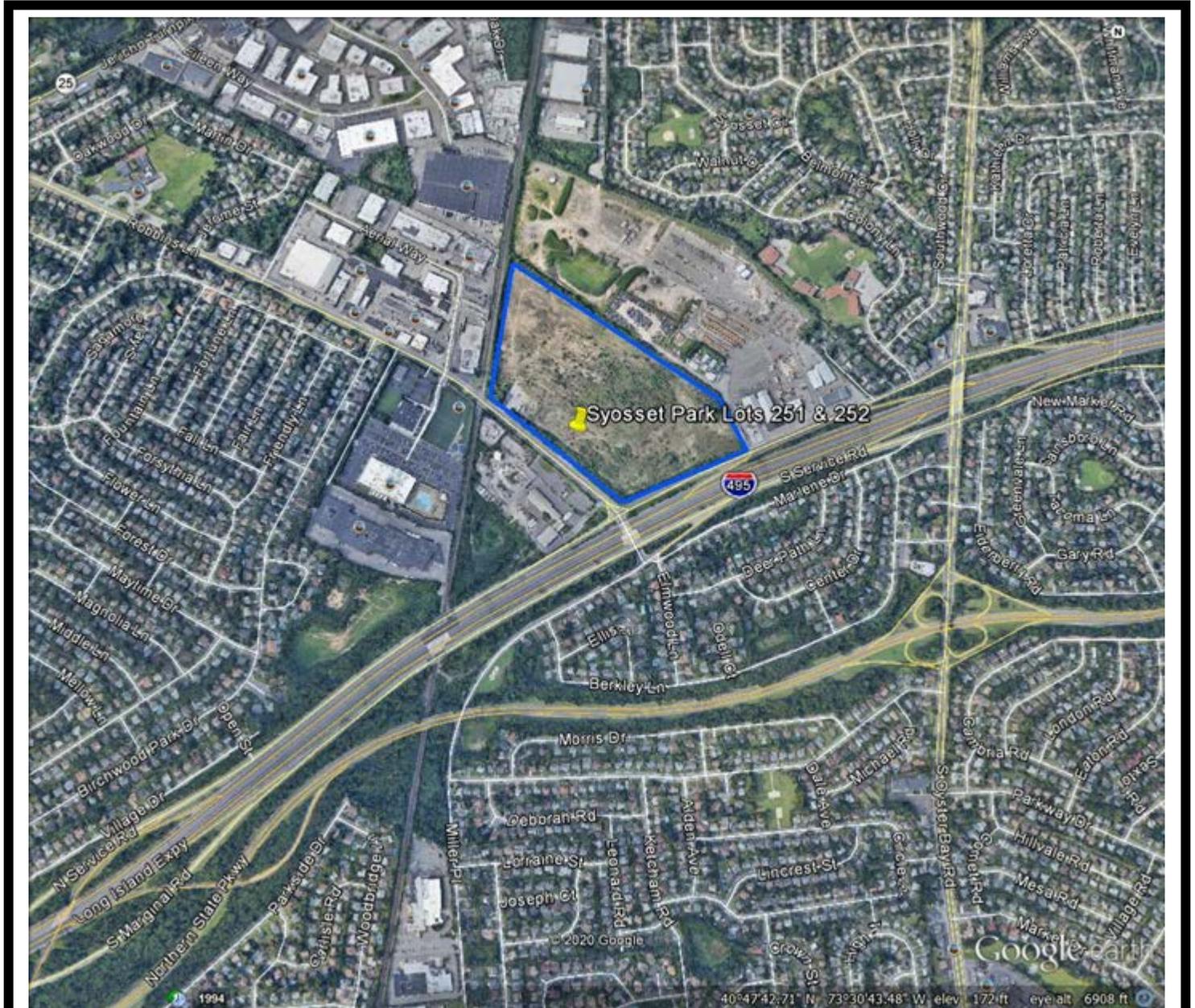
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location



Site Location Map

BCP Site Number: C130002
Syosset Park Lots 251 & 252
305 Robbins Lane, Syosset, New York



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