



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 230 Duffy Avenue
DEC Site #: C130141
Address: 230 Duffy Avenue
Hicksville, NY 11801

Have questions?
See
"Who to Contact"
Below

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 230 Duffy Avenue site ("site") located at 230 Duffy Avenue, Hicksville, Nassau County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by LONG ISLAND INDUSTRIAL GROUP ONE, LLC ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to public health or the environment due to elevated concentrations of contaminants in groundwater and soil vapor. The activities in the report have been designed to address the identified contamination and the threat posed.

Highlights of the Remedial Investigation Report

The principal objective of the remedial Investigation (RI) was to characterize and delineate the extent any detected soil, soil vapor and groundwater and to evaluate exposure pathways with respect to public health and the environment. To accomplish these objectives, the following tasks were conducted:

Geophysical Investigation/Test Pits:

As part of the initial RI scope of work, a non-intrusive sub-surface geophysical survey was conducted to identify potential USTs, utility lines and other buried obstructions. The geophysical survey resulted in the identification of several utility lines (gas, electric, and sewer) traversing beneath the Site as well as five (5) anomalies. The five (5) anomalies areas discovered were further investigated by exploratory test pits and remediated as necessary.

Soil Investigation:

The soil investigation consisted of the installation of eight-two (82) soil borings and the collection of one hundred eight (108) soil samples. A review of the data collected indicates the fill and soil beneath the Site may be characterized as historic urban fill. Concentrations of VOCs, PCBs, pesticides, and cyanide were not detected above Part 375 Restricted Industrial standards in soil borings throughout the Site. A few Semi-Volatile Organic Compounds (SVOCs) and Metal compounds were detected above Part 375 Restricted Industrial Standards

Groundwater Investigation:

To investigate site groundwater, a total of forty-seven (47) groundwater samples were collected from temporary groundwater points; and 15 groundwater samples were collected from new and existing permanent wells. A summary of the results indicate that Tetrachlorethene (PCE), Trichloroethene (TCE), 1,1,1-Trichloroethane (1,1,1,-TCA), cis-1,2 Dichloroethene (cis-1,2-DCE), and 1,1-Dichloroethane (1,1-DCA) as well as several metal compounds were detected above New York State Department of Environmental Conservation (NYSDEC) Ambient Water Quality Standards and Guidance Values (AWQSGV). Further evaluation of site groundwater will be conducted as part of the Remedial Action phase of the project.

Soil Vapor Investigation:

To evaluate soil vapor intrusion, a total of 20 soil vapor samples, 12 sub-slab samples, 4 indoor air and 5 ambient air samples. The results indicate that indoor air in the building located on-site is being adversely impacted by Soil Vapor Intrusion (SVI). As part of the Remedial Action phase, a vapor mitigation system will be installed to address the SVI concerns.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" below). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

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

Background

Site Location: The site is located at 230 Duffy Avenue in Hicksville, Nassau County.

Site Features: The site occupies approximately 6.76 acres of land. The main site feature include a 122,900 square foot one and two story building. The remainder of the site consists of an asphalt parking area with some limited area of grass cover. The Site is bounded on the north by the Long Island Railroad; on the south by Duffy Avenue and a residential neighborhood; and on the east and west by active and vacant industrial or commercial operations. The Site building is presently used for warehouse/retail. Surrounding land uses include residential, commercial and industrial uses.

Current Zoning/Use: The property, which is located in an urban/suburban area, is currently zoned for commercial/industrial use.

Historic Use(s) and Source of Contamination: Philips Electronics North America Corporation (Philips) formerly owned the Site, which was operated by Amperex Electronics Corporation, a subsidiary of Philips. Amperex's primary business was the manufacture of electron tubes, consisting of receiving and transmitting tubes for high power RF and microwave applications. Manufacturing operations included the machining, heat treating, chemical cleaning, metal and glass working, cathode coating and metal plating processes. In the early 1990s, the plant was closed and all manufacturing and process equipment was removed from the Site.

Site Geology/Hydrogeology: The soils in the area of the Site are classified by the US Department of Agriculture as consisting mostly of urban land soils, which contain a mix of sand, silt, clay and fill material. The depth to groundwater at the Site varies from approximately 55 to 65 feet below grade. The site-specific groundwater flow direction is to the south-southeast.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/EXTAPPS/DEREXTERNAL/HAZ/DETAILS.CFM?PAGEID=3&PROGNO=C130141>

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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Hicksville Public Library
Attn: Hicksville Public Library
169 Jerusalem Avenue
Hicksville, NY 11801
phone: 516-931-1417

Who to Contact

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

Project Related Questions

John Sheehan
Department of Environmental Conservation
Division of Environmental Remediation
SUNY at Stony Brook 50 Circle Road
Stony Brook, NY 11790-3409
631-444-0244
john.sheehan@dec.ny.gov

Site-Related Health Questions

Jacquelyn Nealon
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Rm 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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.

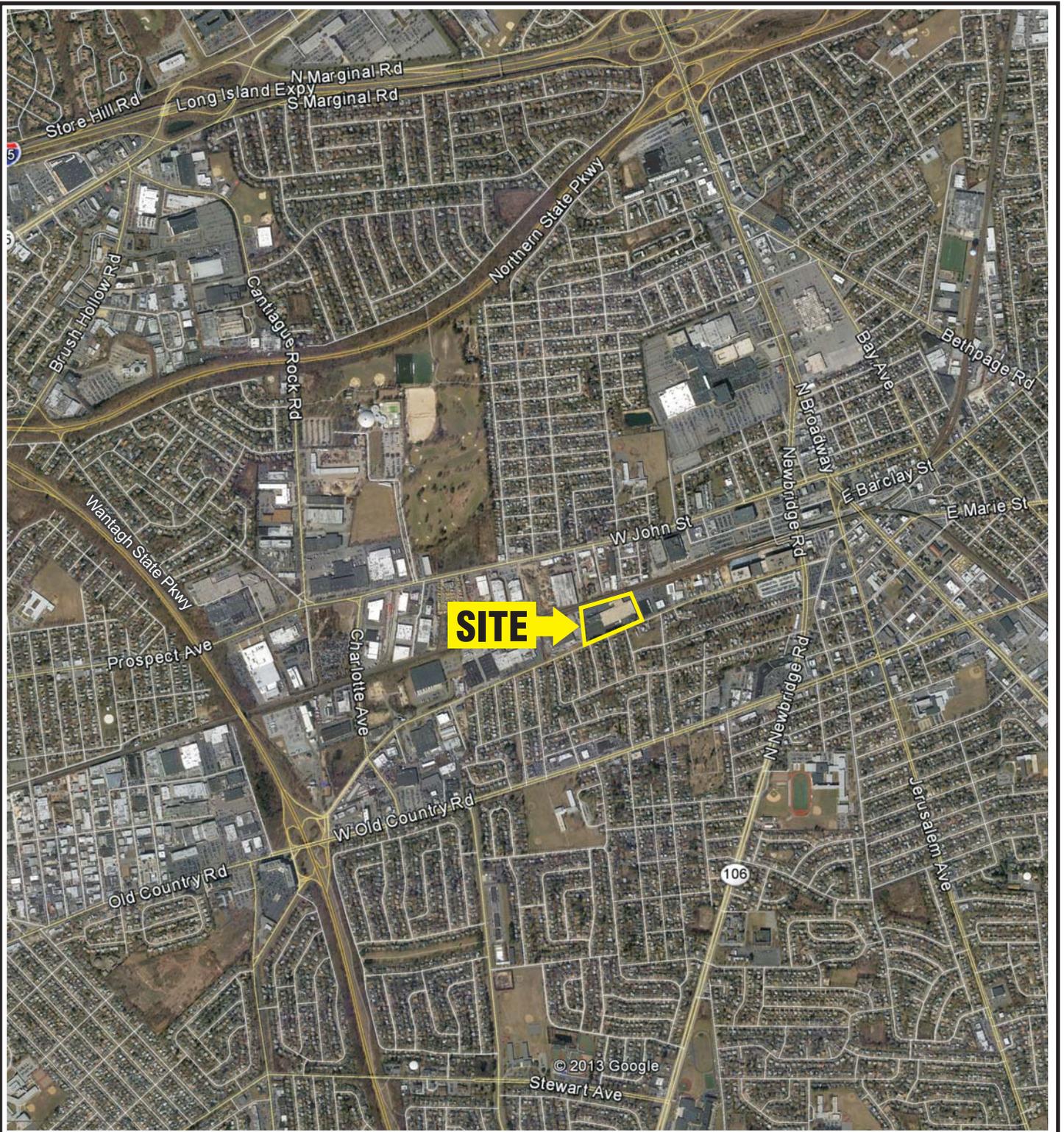
Receive Site Fact Sheets by Email

Have site information such as this fact sheet 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: <http://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.

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



LOCATION OF ENLARGEMENT



Title:

SITE LOCATION MAP

230 DUFFY AVENUE
HICKSVILLE, NEW YORK

SUPPLEMENTAL REMEDIAL INVESTIGATION
WORK PLAN

Prepared for:

LONG ISLAND INDUSTRIAL MANAGEMENT, LLC

ROUX
ROUX ASSOCIATES, INC.
Environmental Consulting
& Management

Compiled by: J.G.	Date: 10JUL13
Prepared by: B.H.C.	Scale: AS SHOWN
Project Mgr.: J.G.	Project No.: 1176.0001Y004
File: 1176.0001Y133.01.CDR	

FIGURE

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