



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

175 Roger Avenue site
175 Roger Avenue
Inwood, NY 11096

SITE No. C130164
NYSDEC REGION 1

January 2022

Where to Find Information

Access projects documents through the DECinfo Locator at <https://www.dec.ny.gov/data/DecDocs/C130164/> and at this location:

Peninsula Public Library
280 Central Avenue
Lawrence, NY 11559
(516) 239-3262

Who to Contact:

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

Project-Related Questions

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Project-Related Health Questions

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Bureau of Environmental Exposure
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For more information about New York's Brownfield Cleanup Program, visit:

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 175 Roger Avenue site ("site") located at 175 Roger Avenue, Inwood, Nassau County. Please see the map for the site location. The cleanup activities will be performed by Inwood 175, LLC and AJM Capital II, LLC (applicants) with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C130164/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in January 2022 and last for approximately about 3 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Removal of petroleum underground storage tanks (USTs);
- Removal of drywells contaminated with metals;
- Excavation and off-site disposal of approximately 1,735 cubic yards of petroleum contaminated soil, fill and source material associated with the USTs to a depth of approximately 11 feet below ground surface;
- Crushing uncontaminated site concrete and importing clean soil that meets the established soil cleanup objectives for use as backfill and to establish required grade;
- Treating groundwater primarily contaminated with volatile organic compounds through the application of chemical reducing agents directly into the groundwater at the base of the open excavation and through injection during post-excavation activities, as needed;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- The installation of a composite cover system, over demarcation, comprised of hardscape (buildings, asphalt or concrete) and at least two feet of clean soil in areas without hardscape.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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Next Steps: After the applicants complete the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicants would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The vacant 4.85-acre site is located at 175 Roger Avenue, Inwood in the Town of Hempstead, Nassau County. The site is bordered to the north by Roger Avenue, with a parking lot (a former oil terminal) to the northwest, and a gravel/soil recycling facility and commercial buildings to the northeast. South of the site are residential properties, followed by Bayview Avenue. The site is bordered to the east by Gates Avenue.

The site was used as a sheet metal fabrication factory beginning in 1961. Rockaway Metal Products occupied the site from approximately 1971 through 1987, during which time they reportedly improperly stored and disposed of hazardous waste at the site. In order to address these hazardous conditions, the USEPA conducted an Emergency Removal Action in August 1993. Nassau County then took ownership of the site, which has since remained unoccupied. The former 155,000 square foot, one-story, site building was demolished in 2018.

The site was previously in the BCP from 2008 to 2013. The applicant, Cargo Ventures LLC, completed the Remedial Investigation phase of the program, after which they opted out of the program. The site remained dormant until the

current applicant agreed to purchase the property from Nassau County in 2017. Site redevelopment is anticipated as warehousing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C130164) at:

<https://www.dec.ny.gov/cfmx/extapps/dereexternal/index.cfm?pageid=3>

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 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

175 Roger Avenue Site:

