

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

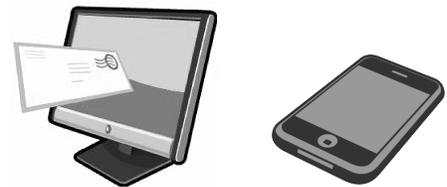
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

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

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C130238/>
and at these location(s):

Document Repository Name

The Byrant Library
2 Paper Mill Road
Roslyn, NY 11576
(516) 621-2240

Who to Contact

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

Project-Related Questions

Sarken Dressler, Professional Geologist
NYSDEC
50 Circle Road, Stony Brook, NY 11790
(631) 444-0246
sarken.dressler@dec.ny.gov

Project-Related Health Questions

Steven Karpinski
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7853
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

281-301 Warner Ave LLC
281-301 Warner Ave
Roslyn, New York 11576

FEBRUARY 2021

SITE No. C130238
NYSDEC REGION 1

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 281-301 Warner Ave LLC site ("site") located at 281-301 Warner Ave, Roslyn, Nassau County. Please see the map for the site location.

Remedial Investigation Report: The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by **281-301 Warner Ave LLC** ("applicant").

- Access the RIR and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C130238/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

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. This decision is based on the presence of chlorinated solvents in soil vapor beneath the site which require remediation or mitigation.

Highlights of the Remedial Investigation Report: Tetrachloroethylene (PCE) is the principle contaminant of concern detected at the site. Specifically, PCE was detected in soil above the restricted residential use soil cleanup objectives (SCOs), but below the commercial use SCOs. There were no detections of contaminants of concern in groundwater above the water quality standards. PCE is commonly used in dry-cleaning, which is among the site's past uses.

BROWNFIELD CLEANUP PROGRAM

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" at left). The applicant 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.

Site Description: The 0.85-acre site is zoned for commercial use (Tax Block F, Section 7, Lot 636) and is currently developed with a single-story L-shaped building, which has a full basement and parking lot in the rear. Various commercial tenants had previously occupied the individual storefront units since the building was constructed around 1950, including a dry cleaner, laundromat, nail salon, graphic arts shop and auto parts shop. The site has remained vacant since entering the Brownfield Cleanup Program in 2019 and will remain vacant until it is redeveloped.

The proposed future redevelopment plans include the construction of a five-story mixed-use building that would consist of retail and commercial space at ground level with residential-use apartments above. A subsurface parking garage is also planned.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C130238) at:
<http://www.dec.ny.gov/cfm/external/derexternal/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>

BROWNFIELD CLEANUP PROGRAM

SITE LOCATION MAP

