



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

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

SITE No. C130238

NYSDEC REGION 1

April 2021

Where to Find Information

Access project documents through the DECinfo Locator at <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

Johnathan Robinson
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7881
beej@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 (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to 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.

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 potential for human exposure to site-related contaminants *via* soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **April 7, 2021 through May 24, 2021.**

- Access the draft RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C130238/>
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed unrestricted use remedy consists of:

- Excavation and off-site disposal of up to 10,000 cubic yards of soil with concentrations of contamination exceeding the soil cleanup objectives for unrestricted use over the entire site;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Importing clean material that meets the established soil cleanup objectives for use as backfill;
- Completion of a post-excavation soil vapor investigation. A soil vapor monitoring/mitigation contingency plan will be implemented consistent with the New York State Department of Health requirements to address any soil vapor intrusion concerns, if necessary;

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- If an unrestricted use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems; and
- If an unrestricted use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by 281-301 Warner Ave LLC (“applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

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

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

Site Description: The 0.85-acre site bounded to the north and west by Warner Avenue in Roslyn. The site is zoned for commercial use and is identified on the Nassau County Tax Map as Section 7, Block F, Lot 636. It is currently developed with a single-story L-shaped building, which has a full basement, and a parking lot in the rear.

The site was developed sometime between 1947 and 1951 and has been occupied by various commercial tenants in individual storefront units, including a dry cleaner from 1974-2010. The site has remained vacant since entering the Brownfield Cleanup Program and will remain vacant until it is redeveloped. The site redevelopment plan includes the construction of a five-story mixed-use building with a subsurface parking garage, first floor retail and commercial space, and apartments above.

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>

Summary of the Investigation: 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.

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 MAP

