

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

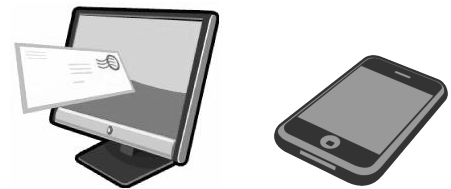
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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](http://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

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

**SITE No. C130238**  
NYSDEC REGION 1

**December 2021**

### 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 Bryant 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](mailto: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  
[beeji@health.ny.gov](mailto:beeji@health.ny.gov)

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

[www.dec.ny.gov/chemical/8450.html](http://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 281-301 Warner Ave LLC site ("site") located at 281-301 Warner Ave, Roslyn, Nassau County. The cleanup activities will be performed by Warner Ave LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP 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."

Remedial activities are expected to begin in December 2021 and last about eight 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:

- Following approvals of permits by the local building department, the existing 17,300 square foot building will be demolished;
- Excavation and off-site disposal of up to 10,000 cubic yards (CY) of impacted soil over the entire site;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established unrestricted use soil cleanup objectives for use as backfill;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems;
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary;
- Completion of a post-excavation soil vapor intrusion (SVI) investigation. A soil vapor monitoring/mitigation contingency plan will be implemented consistent with the New York State

# BROWNFIELD CLEANUP PROGRAM

Department of Health (NYSDOH) requirements to address any SVI concerns, if necessary.

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.

**Next Steps:** After the applicant completes 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 applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant 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 0.85-acre site located to the north and west of Warner Avenue. 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 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 until 2010, which is believed to have resulted in soil and soil vapor contaminated with

tetrachloroethene. The site has remained vacant since entering the Brownfield Cleanup Program and will remain vacant until it is redeveloped. The site redevelopment plan includes construction of a 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:

<https://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>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:  
[www.dec.ny.gov/chemical/61092.html](https://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

