



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator at <https://www.dec.ny.gov/data/DecDocs/C130244/> and at these location(s):

Oyster Bay- East Norwich Public Library

89 East Main Street, Oyster Bay NY 11771
(516) 922- 1212

Town of Oyster Bay Department of Environmental Resources

29 Spring Street, Oyster Bay NY 11771
(516) 677- 5711

NYSDEC Region 1

50 Circle Road, Stony Brook NY 11790
Attn: Mr. William Fonda
(631) 444- 0350

Who to Contact

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

Project-Related Questions

Tom Cuff, Project Manager
NYSDEC
50 Circle Road, Stony Brook NY
(631) 444- 0320
thomas.cuff@dec.ny.gov

Project-Related Health Questions

Steven G. Berninger
NYS Department of Health
Empire State Plaza
Corning Tower, Room 1717
Albany, NY 12237
(518) 402- 0443
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

Commander Oil Terminal

**1 Commander Square
Oyster Bay, NY 11771**

SITE No. C130244

NYSDEC REGION 1

January 2021

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Former Commander Oil Terminal site (“site”) located at 1 Commander Square, Oyster Bay, Nassau County. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a “Remedial Investigation Work Plan,” (RIWP) was submitted to NYSDEC under New York’s Brownfield Cleanup Program. The investigation will be performed by Commander Terminal Holdings LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **January 13 through February 12, 2021.**

- Access the RIWP and other project documents online through the DECinfo Locator at: <https://www.dec.ny.gov/data/DecDocs/C130244/>.
- Documents also are available at the locations 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs) in soil and/or groundwater on-site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern on-site.

BROWNFIELD CLEANUP PROGRAM

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented. When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a “Draft Remedial Work Plan” will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed 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 3.17-acre site is bordered on the west by Bay Avenue, on the south by White’s Creek, on the east by Oyster Bay Harbor and on the north by a commercial property. The site is currently a major oil storage facility (MOSF) operated by Global Commander Oyster Bay. It is currently developed with an office building, a garage building, 21 large capacity above ground storage tanks (combined totaling more than 400,000 gallon capacity), and a fueling rack. Previous land uses for site included a saw mill, residential housing, a coal yard and an ice plant. Site redevelopment includes MOSF closure and planned mixed use development including commercial and residential.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C130244) at:

<https://www.dec.ny.gov/cfm/xtapps/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 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:

<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



P.W. Grosser Consulting Engineers & Hydrogeologist, Inc.
 630 Johnson Ave., Suite 7
 Bohemia, NY 11716
 Ph: 631-589-6353 • Fax: 631-589-8705
 pwgc-info@pwgrosser.com

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DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

Map Tax

1 Commander Square
Oyster Bay, NY

FIGURE NO:
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