

DECISION DOCUMENT

Off-Site Diamond Auto Service
Brownfield Cleanup Program
Bay Shore, Suffolk County
Site No. C152196A
February 2016



Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Off-Site Diamond Auto Service
Brownfield Cleanup Program
Bay Shore, Suffolk County
Site No. C152196A
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Statement of Purpose and Basis

This document presents the remedy for the Off-Site Diamond Auto Service site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Off-Site Diamond Auto Service site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

Based on the findings of the investigation of the site, the past disposal of contaminants at the site does not pose a threat to public health and the environment. Therefore, the selected remedy is No Action.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

February 11, 2016



Date

James B. Harrington, Director
Remedial Bureau A

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SECTION 1: SUMMARY AND PURPOSE OF THE PLAN

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), proposed a remedy for the above referenced site. Based on the findings of the investigation of the site the past disposal of contaminants at the site does not pose a threat to public health and the environment. Therefore, the selected remedy is No Action.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant. The findings of the Diamond Auto Service BCP site investigation yielded concern that off-site contamination might exist. In accordance with program requirements, an off-site investigation was undertaken. This study was State-funded and this Decision Document is specific to the off-site area.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375. This document is a summary of the information that can be found in the site-related reports and documents in the document repository identified below.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

The Bay Shore-Brightwaters Public Library
1 South Country Road
Brightwaters, NY 11718
Phone: 631-665-4350

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The off-site Diamond Auto area of investigation is located adjacent to 71-73 Cleveland Avenue in Bay Shore, Suffolk County and south to South Fehr Way.

Site Features: The area of investigation features include commercial and industrial buildings, roadways, parking lots and grassy areas.

Current Zoning/Use: Land use and zoning allow for commercial and industrial operations.

Past Use of the Site: Since 1971, commercial and industrial activities have been performed in this area. Prior building tenants at the Diamond Auto site (Site Number C152196) were Multi-turn Manufacturing, CAP Products, Inc. and Precision Metals Corporation. Suffolk County inspections reported that Multi-turn Manufacturing stored and used tetrachloroethene as part of the degreasing operations.

In 1998, the property owner conducted initial investigations at the Diamond Auto site. Due to contamination found during site investigations, remedial actions were performed to excavate contamination from two subsurface drainage structures.

Site Geology and Hydrogeology: Site soils consist of well sorted fine to medium sands. The average depth to groundwater at the site is 6 feet below ground surface and generally flows in a southerly direction.

A site location map is attached as Figure 1 and an aerial photograph indicating the on-site Diamond Auto Service site is presented on Figure 2.

SECTION 4: ENFORCEMENT STATUS

In 2005, the Diamond Auto site entered the Department's Brownfield Cleanup Program (BCP). In 2009, an on-site Remedial Investigation (RI) was completed. Based on the RI the site was determined to be a significant threat and the BCP applicant was determined to be a Volunteer was not required to investigate/remediate off-site contamination.

As a significant threat site the Department was obligated to seek a Potential Responsible Parties

(PRPs) for the site to do the work. However the PRP declined to implement a remedial program when requested by the Department, so the Department has undertaken the necessary work. The PRPs are subject to legal actions by the State for recovery of all response costs the State has incurred.

SECTION 5: SITE CONTAMINATION

5.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 5.2.

The analytical data collected on this site includes data for:

- groundwater
- indoor air
- sub-slab vapor

5.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

5.1.2: RI Results

Previous investigations conducted at the Diamond Auto property analyzed for the primary types of contamination in soil, groundwater and soil vapor. The Diamond Auto Decision Document, dated January 2013, identified contaminants of concern as tetrachloroethylene and vinyl chloride in groundwater and/or soil vapor, which were the focus of the off-site RI. A “contaminant of concern” is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. The on-site remedy was selected to eliminate any exposures by preventing contaminated soil vapor from entering the on-site building. Off-site RI data did not identify a contaminant of concern. More complete information can be found in the RI Report.

5.2: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water.

Nature and Extent of Contamination: In March 2015, a total of 21 groundwater samples were collected in the designated off-site area. Sampling did not detect site related contamination above groundwater standards. A soil vapor intrusion evaluation was also conducted. Soil vapor and indoor air samples were collected from four structures. Again this sampling did not detect site related contamination above soil vapor intrusion guidance values and soil vapor intrusion attributable to the Diamond Auto Service site was not found to be a concern.

5.3: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

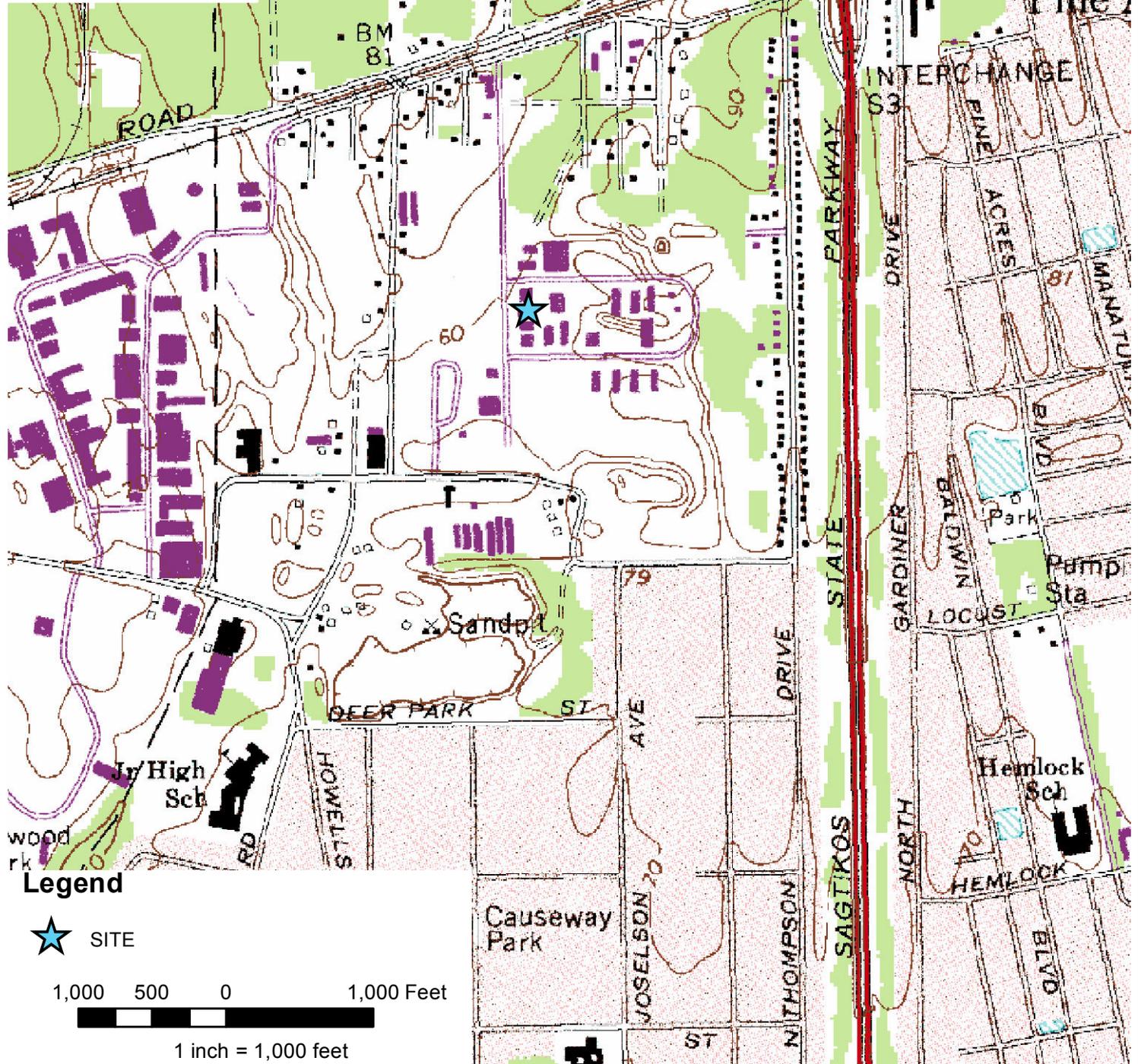
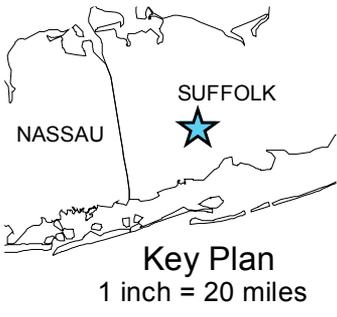
Volatile organic compounds in contaminated groundwater or contaminated soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying structures and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Soil vapor intrusion sampling at four off-site structures indicated that soil vapor intrusion was not found to be a concern.

SECTION 6: ELEMENTS OF THE SELECTED REMEDY

Based on the results of the investigation in the off-site area, the Department selected No Action as the remedy.

The on-site remediation has reduced contaminant concentrations in groundwater at and near the site, and that trend is expected to continue. The findings of the investigation of this off-site area indicate that the BCP site did not result in contamination present in the off-site area, therefore no

remedial action is necessary to protect public health and/or the environment or to comply with the New York State standards, criteria, and guidance.



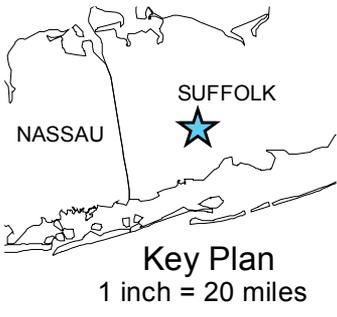
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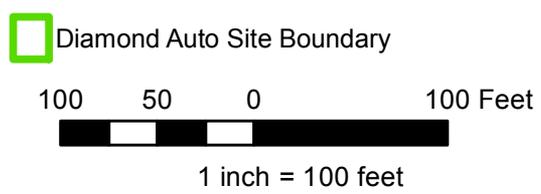
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Figure 1
Site Location Map
Off-site Diamond Auto Service
Bay Shore, Suffolk County, New York





Legend



Source Data: Aerial - 2004 Color 30cm Resolution



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Figure 2
Site Plan
Off-site Diamond Auto Service
Bay Shore, Suffolk County, New York

