

**FINAL**

**REMEDIAL INVESTIGATION WORK PLAN**

**ALUMINUM LOUVER CORPORATION  
161 SWEET HOLLOW ROAD  
OLD BETHPAGE, NEW YORK 11967**

**GCI PROJECT No. 960285**

**Prepared For:**

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
DEPARTMENT OF ENVIRONMENTAL REMEDIATION  
BUILDING NO. 40 - SUNY  
STONY BROOK, NEW YORK 11790-2356**

**January 1999**

**Prepared by:**

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**APPENDIX A:** Previous Environmental Reports

## **1.0 INTRODUCTION**

### **1.1 Overview**

This Remedial Investigation Work Plan has been prepared by General Consolidated Industries, Inc. (GCI), for the property located at 161 Sweet Hollow Road, Old Bethpage, Nassau County, Long Island, New York. Please refer to Figure 1 - Site Location Map.

The subject site is located at 161 Sweet Hollow Road, which is on the southeast corner of the intersection of Sweet Hollow Road and Winding Road. The subject property is located in a moderately developed commercial neighborhood, the site is bordered by commercial buildings on all sides. The Old Bethpage Landfill and the Town of Oyster Bay Reclamation Center are located approximately 1,000 feet southeast of the subject site.

The subject property is improved with a one (1) story commercial warehouse and office building. The site was formerly occupied by Aluminum Louver Corporation, which utilized the site for the manufacturing of various aluminum parts. The site formerly utilized a large parts washing machine, a processing machine, and three (3) paint booths. Therefore it was determined that the site operations entailed the use, generation and disposal of hazardous substances such as paint thinners, solvents, cutting oils. The site is currently vacant and as such the contents of the building have been cleaned out.

A Phase I & Phase II Environmental Site Assessment (ESA) report, dated June 11, 1996, was prepared for the subject property by Advanced Cleanup Technologies, Inc. The conclusions of the report indicated that there were no off-site sources of concern in the immediate area. In addition, the results of the Phase II ESA indicated that there was metals contamination present in all seven (7) on-site storm water drywells as well as petroleum contamination present in two of the drywells. The report also indicated that there were elevated levels of volatile organic compounds (VOCs) detected in a groundwater sample obtained from a monitoring well on the south side of the site.

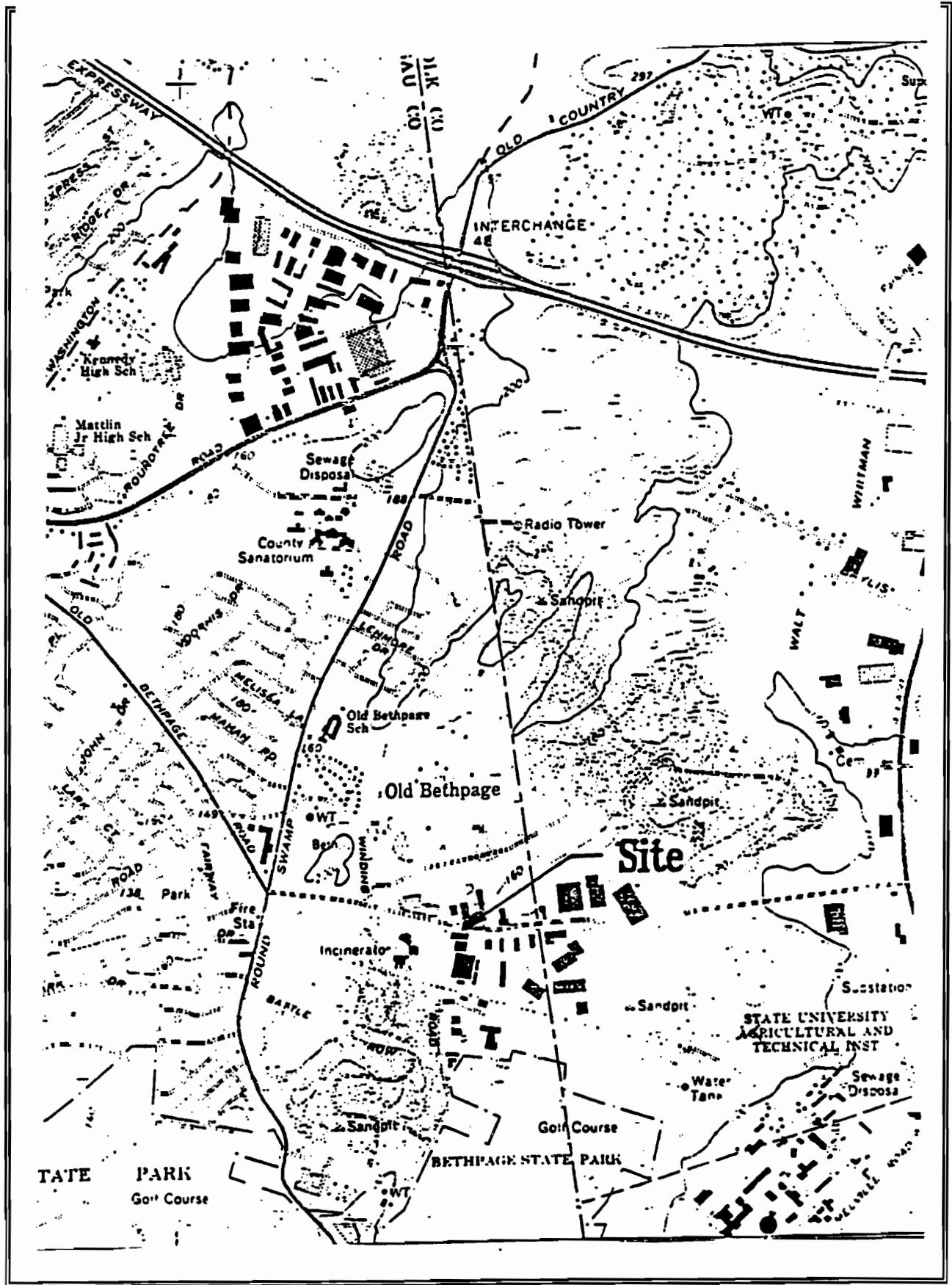
The purpose of the Remedial Investigation Work Plan is to address the concerns as noted in the original Phase I & Phase II ESA reports, as well as the additional on-site concerns as stated by Mr. Bob Becherer and Mr. Robert Stewart of the NYS DEC on October 13, 1998. The Remedial Investigation Work Plan will determine potential on-site sources of contamination, as well as to remediate any already known sources of contamination.

## **1.2 Work Plan Approach**

The objectives of this Remedial Investigation Work Plan are to further characterize the nature and extent of possible soil contamination at the site. A site investigation will be conducted and will include the collection of field data as well as laboratory analytical data to evaluate the extent and nature of contaminants in the soil, to identify potential contaminant sources and migration pathways, and to support a remedial alternative for the documented sources of on-site contamination.

Based upon the results of the Remedial Investigation, there may be a need for characterization of the groundwater. A groundwater sampling plan will include representative samples of groundwater being collected at discrete intervals in the vicinity of contamination sources.

This work plan presents GCI's proposed technical scope of work for the Remedial Investigation to be conducted at the subject property.



**FIGURE 1**

**SITE LOCATION MAP**  
**161 Sweethollow Road**  
**Old Bethpage, New York**

## **2.0 ENVIRONMENTAL SETTING**

### **2.1 Hydrogeologic Setting**

The subject site is located in the Atlantic Coastal Plain physiographic province which is characterized by low hills of unconsolidated sands, gravel and silt. The subsurface deposits consist of the Upper Glacial deposits that are characterized by southward sloping deposits of sand, gravel and silt. The Upper Glacial deposits have a maximum thickness of 600 feet. They are underlain by the Magothy, Raritan and Lloyd Formations. The Gardiners clay and the Jameco gravel separate the Upper Glacial deposits and the Magothy Formation along the south west portion of Long Island. Nassau County is underlain by bedrock, although the majority of it is at several hundred feet below land surface.

The subject site is in the Upper Glacial aquifer. The Upper Glacial consists of Pleistocene moraine and outwash deposits. The water table is located primarily in the glacial aquifer which underlies a majority of Long Island. In general, the upper glacial is thickest near the north shore and eastern Suffolk County. Hydraulic conductivity is greatest along the southern part of the island, where the outwash deposits consist mainly of well draining coarse sand and gravel.

According to a soil survey of Nassau County conducted by the United States Department of Agriculture, the lithology at the subject site has been classified as Urban Land. This unit consists of urban areas where a high percentage of the land is covered by manmade impervious cover. Groundwater infiltration and flow rates are greatly affected in these areas.

Fresh groundwater originates in the form of precipitation, which on Long Island, averages approximately 44 inches per year. This precipitation will infiltrate into the subsurface and act as the sole recharge mechanism for replenishing water in the upper glacial aquifer system. Under the present conditions of infiltration, groundwater is recharging at a rate of approximately 350 billion gallons of water per year. The Upper Glacial has been designated a sole source aquifer by the US EPA, and as such is protected by US EPA mandated remediation legislation. The Upper Glacial has been designated a sole source aquifer by the US EPA, and as such is protected by US EPA mandated remediation legislation.

According to groundwater contour maps provided by the Nassau County Department of Public Works (NCDPW), the groundwater is approximately sixty-five (65) feet below ground surface at the subject site. Groundwater flows southwest under a regional hydraulic gradient. The groundwater in the vicinity of the subject site are identified as GA. GA waters are classified as "fresh groundwater". The best usage of Class GA waters is as a source of potable water supply, as defined in Section 701.15 of the New York State Department of Environmental Conservation's (NYS DEC) "Water Quality Regulations - Surface Water and Groundwater Classifications and Standards".

## **2.2 Surface Water and Drainage**

The site is nearly level throughout. The storm water runoff at the site either directly infiltrates into the subsurface soil or is directed to a series of on-site storm water collection drywells. There is municipal sewer service at the subject property as well as in the vicinity of the subject property.

There are no ponds, lakes, streams or other water bodies on the subject property or in the vicinity. The subject site is located in the middle of Long Island, and as such there are no major bodies of water in a close proximity. There are no NYS DEC wetlands or other protected lands located at the subject site or in the immediate vicinity.

### **3.0 SITE BACKGROUND AND SETTING**

#### **3.1 Current Conditions**

The subject site is an irregular shaped parcel, with frontage along Winding Road and Sweet Hollow Road. The property is improved with a one (1) story commercial building and a paved parking area, the remainder of the site is undeveloped and overgrown with natural vegetation.

The subject building is constructed of concrete block with brick veneer. The building rests on a poured concrete slab foundation. Windows are comprised primarily of bronze plate glass in aluminum frames. The building space consists of office areas, reception/waiting area, conference room, lunch room, storage rooms, bathrooms, loading area and warehouse/storage areas. The heat for the site is provided via a fuel oil fired heating system. The primary roof of the building was observed to be a flat/terraced type.

The site utilizes the municipal sanitary system. There are seven (7) storm water collection drywells located throughout the paved parking areas of the subject site. There is one (1) concrete pad located on the west side of the subject site where a former aboveground storage tank (AST) was located. There is one (1) pad mounted transformer located on the west side of the subject site. There is one (1) groundwater monitoring well located in a common driveway area along the south side of the site. There is one (1) - 1,000 gallon fuel oil underground storage tank (UST) located near the northwest corner of the subject building.

#### **3.2 Current Site Operations**

The site is currently vacant, and as such there are no site operations being conducted. In addition, it was reported that the site has been vacant for several years.



### **3.3 Site History**

The site was formerly occupied by Aluminum Louver Corporation, which utilized the site for the manufacturing of various aluminum parts. The site formerly utilized a large parts washing machine, a processing machine, and three (3) paint booths. Therefore it was determined that the site operations entailed the use, generation and disposal of hazardous substances such as paint thinners, solvents, cutting oils. The site is currently vacant and as such the contents of the building have been cleaned out.

#### **4.0 PREVIOUS ENVIRONMENTAL INVESTIGATIONS**

Information regarding the environmental history of the site was obtained from the combination Phase I Environmental & Phase II Environmental Site Assessment report dated June 11, 1996, prepared by Advanced Cleanup Technologies, Inc. A summary of the environmental report is provided below. In addition, a copy of each report is included as Appendix A with this report.

#### **4.1 Previous Environmental Assessments**

##### ACT, Inc. - Phase I & Phase II Environmental Site Assessment (ESA)

A combination Phase I and Phase II ESA report dated June 11, 1996 was completed by ACT, Inc. The following is a summary of the findings of the report.

The results of the Phase I portion of the ESA indicated that there were no potential off-site concerns that were posing an apparent environmental threat to the general public or the subject property. The Phase II portion of the ESA indicated that based upon sampling results it was determined that there is metals contamination present in all seven (7) on-site storm water drywells, as well as elevated levels of volatile organic compounds (VOCs) present in two (2) of the drywells.

## 4.2 Additional Data Needs

Based on a review of the previous sampling results and historical records for the site, additional data needs have been identified to fully characterize the nature and extent of contamination at the site and to evaluate potential remedial action for the site.

A thorough soil investigation needs to be conducted at the subject site in order to address all potential on-site sources of contamination.

## **5.0 WORK PLAN RATIONALE**

### **5.1 Data Quality Objectives**

The Data Quality Objectives (DQOs) for the Remedial Investigation Work Plan will be applicable to all data-gathering activities at the site. DQOs will be incorporated into sampling, analysis, and quality assurance tasks associated with the RI Work Plan.

The primary data users for this project will be GCI, Inc. No other data users are anticipated at this time.

Data to be collected during the Remedial Investigation are intended to characterize the nature and extent of soil contamination at the site. The data will allow for the evaluation and possible implementation of potential remedial alternatives or interim remedial measures (IRM).

For this project, it is anticipated that field screening will be performed during any soil and leaching pool sediment sampling. Field screening includes monitoring for volatile organic compounds (VOCs) using a HNU Photo-ionization detector (PID), and visual observations of soil characteristics. Representative samples will be analyzed by a NYS DOH certified laboratory for metals and volatile organic compounds (VOCs). The laboratory selected for the analysis of the samples will be Analab Inc., CLP certification No. 11376, located in Edison, New Jersey.

The data will be used for site characterization, possible risk assessment, evaluation of remedial alternatives or interim remedial measures (IRM), and engineering design.

## **5.2 Work Plan Approach**

The Work Plan Approach is to present and evaluate previous site data, as appropriate for the respective DQOs, as well as to remediate already known sources of contamination. The existing information will be incorporated into the tasks necessary for the completion of additional data gathering necessary to evaluate potential remedial alternatives for the site soil. Data previously collected will be supplemented by additional sampling and analysis. Based on the findings of the investigation, remedial alternatives and IRMs may be evaluated and the most feasible alternative(s) will be identified. IRMs are intended to remediate materials which may be a source of contamination. If contamination is detected in the leaching pool sediment or other soil samples during the Remedial Investigation, an IRM work plan may be formulated and submitted to the DEC regarding the removal of sediment from the leaching pools. The IRM for the known sources of on-site contamination will include the removal of contaminated leaching pool sediments and/or other potential sources of contamination.

Based upon the results of the Remedial Investigation, there may be a need for characterization of the groundwater. A groundwater sampling plan will include representative samples of groundwater being collected at discrete intervals in the vicinity of contamination sources.

## **5.3 Applicable or Relevant and Appropriate Requirements**

The following applicable or relevant and appropriate requirements for the site have been preliminarily identified:

- The NYS DEC Division Technical and Administrative Guidance Memorandum (TAGM) HWR-94-4046: Determination of Soil Cleanup Objectives and Cleanup Levels will be used to compare soil analytical results.
- The NYS DEC Water Quality Regulations - Surface Water and Groundwater Classifications and Standards NYCRR Title 6, Chapter X, Parts 700-705 will be utilized to compare groundwater analytical results.

## **6.0 FIELD SAMPLING PLAN**

To address the additional data needs as discussed in Section 4.2, GCI, Inc., proposes to perform the following tasks. All soil samples will be obtained utilizing a stainless steel hand auger. All collected soil samples will be screened with an HNU Model DL-101 Photo-ionization Detector (PID) as well as visually inspected in an attempt to identify signs of potential contamination. Groundwater samples will be collected utilizing a disposable sampler. The proposed sampling locations associated with the tasks are shown on Figure 2 - Sampling Location Map.

### **6.1 Electrical Transformer Pad**

- A representative chip sample of the concrete pad will be obtained and submitted for laboratory analysis, in order to determine if any PCB oil has leaked from the transformer.
- The sample will be submitted to a NYS DOH certified laboratory PCB analysis. The laboratory selected for the analysis of the samples will be Analab Inc., CLP certification No. 11376, located in Edison, New Jersey.

### **6.2 Groundwater Monitoring Well**

- There is a monitoring well located on the adjacent property to the south of the subject site. The well will be opened and inspected. The depth to groundwater at the site will be measured with an oil/water interface probe. Any measurable product present in the well will be recorded. The well will be purged of three (3) times the original standing volume of water present in the well. This is done in order to ensure that the groundwater sample obtained is representative of true aquifer conditions. A turbidity meter will be utilized to ensure that the groundwater sample is below fifty (50) Nephelometric Turbidity Units (NTUs).
- The groundwater sample will be submitted to a NYS DOH certified laboratory for analysis of volatile organic compounds (VOCs) by EPA Method 8260, semi-volatile organic compounds (base/neutral extractables) by EPA Method 8270, total petroleum hydrocarbons (TPH) by EPA Method 8015, and for the eight (8) RCRA metals by SW-846 Method 6010. The laboratory selected for the analysis of the samples will be Analab Inc., CLP certification No. 11376, located in Edison, New Jersey. The analytical data will be presented in a NYS DEC Category B deliverables package. All samples will be collected according to the Quality Assurance / Quality Control (QA/QC) program outlined in Section 6.6.

- The analytical results will be compared to the groundwater quality standards listed in the New York State Department of Environmental Conservation (NYS DEC) Water Quality Regulations - Surface Water and Groundwater Classifications and Standards NYCRR Title 6, Chapter X, Parts 700-705.

### **6.3 Fuel Oil Underground Storage Tank (UST)**

- The one (1) - 2,000 gallon fuel oil UST located near the northwest corner of the subject building will be properly registered and permitted with the Nassau County Department of Health (NCDH).
- The one (1) - 2,000 gallon fuel oil UST located near the northwest corner of the subject building will be excavated and removed.
- The site will be marked out for all public utilities as provided by the agencies, so as to ensure that such utilities will not be an obstruction during the excavation work.
- Prior to all work, the Town of Oyster Bay, the Nassau County Department of Health (NCDH), and the New York State Department of Environmental Conservation (NYS DEC) will be notified so as to be present for the field work.
- To mobilize a 580 Case backhoe and crew to excavate the one (1) - 2,000 gallon fuel oil UST located at the subject site.
- The tank will be cut open, entered and properly decontaminated for disposal.
- The UST will be properly disposed of at a recycling facility.
- To properly disconnect and remove the existing fill and vent lines, as well as all feed and return lines.
- During the excavation process, the excavated tank field will be screened using a photo-ionization detector (PID). If elevated levels of volatile organic compounds (VOCs) are encountered, the NYS DEC will be notified as required for further direction and possible soil removal.
- To backfill the excavated area with clean fill material to grade, and level out same in preparation of the resurfacing of the areas.



#### 6.4 **Storm Water Drywells**

- There is documented metals contamination present in all seven (7) drywells as well as petroleum contamination present in drywells DW-1 and DW-4.
- Initial sediment/sludge samples will be obtained from drywells DW-2, DW-3, DW-5, DW-6 and DW-7, in order to document the contamination levels present in the drywells prior to the remediation. The samples will be analyzed for VOCs, TPH and metals.
- A site-specific Health and Safety Plan will be prepared for use by all GCI employees while conducting work on the site. Information concerning potential contaminants that may be encountered during the work will be incorporated into the plan.
- An "orange peel" unit will be employed at the site in order to remove the contaminated soil present in all seven (7) of the drywells. The contaminated soil will be stored in 55 gallon steel drums, which will then be disposed of at an approved facility. All waste manifests will be obtained.
- Representative end-point samples will be obtained from the drywells upon remediation. All end-point samples will be submitted to a NYS DOH certified laboratory for analysis of volatile organic compounds (VOCs) by EPA Method 8260, semi-volatile organic compounds (base/neutral extractables) by EPA Method 8270, total petroleum hydrocarbons (TPH) by EPA Method 8015, and for the eight (8) RCRA metals by SW-846 Method 6010. The laboratory selected for the analysis of the samples will be Analab Inc., CLP certification No. 11376, located in Edison, New Jersey. The analytical data will be presented in a NYS DEC Category B deliverables package. All samples will be collected according to the Quality Assurance / Quality Control (QA/QC) program outlined in Section 6.6.
- The analytical results for the end-point samples will be compared to the regulatory guidance values listed in the NYS DEC Division Technical and Administrative Guidance Memorandum (TAGM) HWR-94-4046: Determination of Soil Cleanup Objectives and Cleanup Levels.

## 6.5 **Former Aboveground Storage Tank (AST) Pad**

- A total of three (3) soil borings will be installed in the immediate area of the former AST for the purpose of obtaining soil samples.
- The soil samples will be collected from ground level to a depth of approximately ten (10) feet below land surface.
- Based upon the field data collected a total of three (3) soil samples will be analyzed for submitted to a NYS DOH certified laboratory for analysis of volatile organic compounds (VOCs) by EPA Method 8260, semi-volatile organic compounds (base/neutral extractables) by EPA Method 8270, total petroleum hydrocarbons (TPH) by EPA Method 8015, and for the eight (8) RCRA metals by SW-846 Method 6010. The laboratory selected for the analysis of the samples will be Analab Inc., CLP certification No. 11376, located in Edison, New Jersey. The analytical data will be presented in a NYS DEC Category B deliverables package. All samples will be collected according to the Quality Assurance / Quality Control (QA/QC) program outlined in Section 6.6.
- The analytical results for the samples will be compared to the regulatory guidance values listed the NYS DEC Division Technical and Administrative Guidance Memorandum (TAGM) HWR-94-4046: Determination of Soil Cleanup Objectives and Cleanup Levels. volatile organic compounds (VOCs) utilizing EPA Method 8260.
- The analytical results obtained from the soil samples will be compared to the regulatory guidance values listed the New York State Department of Environmental Conservation (NYS DEC) Division Technical and Administrative Guidance Memorandum (TAGM) HWR-94-4046: Determination of Soil Cleanup Objectives and Cleanup Levels.
- If the analytical results indicate that there is contamination present in the near-surface soils in the vicinity of the former AST, then additional subsurface investigation and remedial activities will be conducted in this area.

## **6.6 Quality Assurance Project Plan**

### **6.6.1 Sampling Equipment Decontamination Procedures**

All non-disposable downhole equipment (i.e., augers, hand augers, sampling sheaths, etc.) used during the drilling and sampling will be decontaminated prior to use at each location to prevent cross contamination. All non-disposable equipment will be steam cleaned or decontaminated. The decontamination procedures are as follows:

1. Equipment will be scrubbed in a bath of potable water and low-phosphate detergent;
2. Potable water rinse;
3. Rinse with ten percent (10%) nitric acid (one percent (1%) for carbon steel) if metals are to be analyzed;
4. Potable water rinse;
5. A pesticide-grade methanol rinse followed by a pesticide-grade hexane rinse;
6. Deionized water rinse;
7. Air dry.

### **6.6.2 Chain of Custody Procedures**

For each day of sampling, a chain of custody sheet will be completed and submitted to the laboratory. The chain of custody sheet will include the project name, the sampler's signature, the sampling locations, intervals, and analysis parameters requested. A copy of the Chain of Custody is included as part of the report.

### **6.6.3 Quality Assurance / Quality Control (QA/QC) Samples**

QA/QC samples will be obtained during the soil/sediment sampling. During soil/sediment sampling, one (1) equipment blank per day per matrix sampled will be prepared by pouring laboratory-supplied, deionized water through either the sampling bailer or the hand auger and into a set of sample containers. The equipment blank will be tested for the same analyses as the matrices to be sampled that day. If more than one (1) decontamination event occurs in one (1) day, the same person will perform the decontamination to maintain uniformity in the procedure. The equipment blank results will be reviewed to evaluate the potential for field or laboratory contamination and will attest to the quality of the decontamination procedures.

In addition, blind duplicate samples for each matrix will be obtained to attest to the precision of the laboratory.

## **6.7 Sample Analysis**

All samples will be submitted to a NYS DOH certified laboratory. Laboratory testing and data reporting will be performed by a subcontracted laboratory. The proposed subcontractor laboratory is Analab Inc., CLP certification No. 11376, located in Edison, New Jersey.

## **6.8 Data Evaluation**

Data collected during the Remedial Investigation will be assembled, reviewed, and evaluated to assure satisfaction of the RI Work Plan objectives.

The data collected will be organized and analyzed to identify the nature and extent of contamination in the site soil/sediment, and to further identify potential on-site sources of contaminants.

The soil quality data will be evaluated and mapped to illustrate the areal and vertical extent of the contaminants detected. The distribution of soil contaminants detected will be considered to evaluate potential sources of contaminants.

Maps and tables of the data from the previous sampling programs and from the RI will be used to assist in the analysis. The results of the data evaluation will be discussed in the Remedial Investigation Report.

## **6.9 Assessment of Potential Remedial Alternative**

After existing and newly-acquired data are evaluated, the potential remedial objectives and alternatives will be developed, if appropriate. On-site soil contamination and potential migration pathways will be identified.

**6.10 Estimated Schedule of the Remedial Investigation Activities**

Table 1 presents the estimated schedule for the execution of the Remedial Investigation Activities.

**TABLE 1**

**Estimated Time Schedule for the Remedial Investigation (RI)**

**American Louver Corporation  
161 Sweet Hollow Road  
Old Bethpage, New York**

Task	Description	Time In Weeks															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	Conduct Field Investigation:	X	X	X													
2	Laboratory Analysis				X	X	X										
3	Conduct Additional Sampling (If necessary)							X	X								
4	Data Evaluation									X	X	X					
5	Report Submission												X				

## 6.11 Miscellaneous

The project manager for this project will be Matthew Boeckel. All field sampling procedures will be conducted by Mr. Matthew Boeckel.

The laboratory results and method detection limits for each analysis in each matrix will be as per industry standards. Table 2 depicts the sample matrices, holding time and analytical protocols.

**TABLE 2**

**Sample containers, Preservation, Holding Times,**

**And Analysis Methods**

<b>Parameters</b>	<b>Containerization Type</b>	<b>Preservation</b>	<b>Holding Time</b>	<b>NYS DEC Analysis Method</b>
VOCs	Glass Jar with Teflon Liner	4°C (Zero Headspace)	7 days	Volatile Organic Compounds (VOCs)
Metals	Plastic Jar	4°C	6 months	Metals

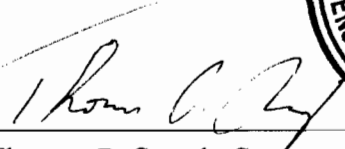
- Notes:**
- Field blanks and trip blanks will be obtained at a rate of one (1) per day.
  - Holding times begin on the date the sample received by the laboratory. Samples must be received by the laboratory within 48 hours of sampling.

## 7.0 Work Plan Certification

This work plan was prepared in conformance with all applicable sections and guidance documents provided by the New York State Department of Environmental conservation (NYS DEC) and the Nassau County Department of Health (NCDH). The methods set forth in the plan have been reviewed and approved by a State Licensed Professional Engineer.

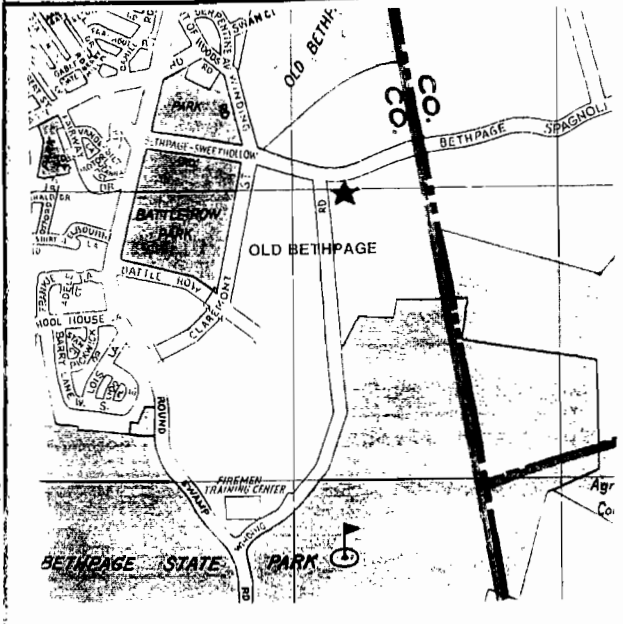
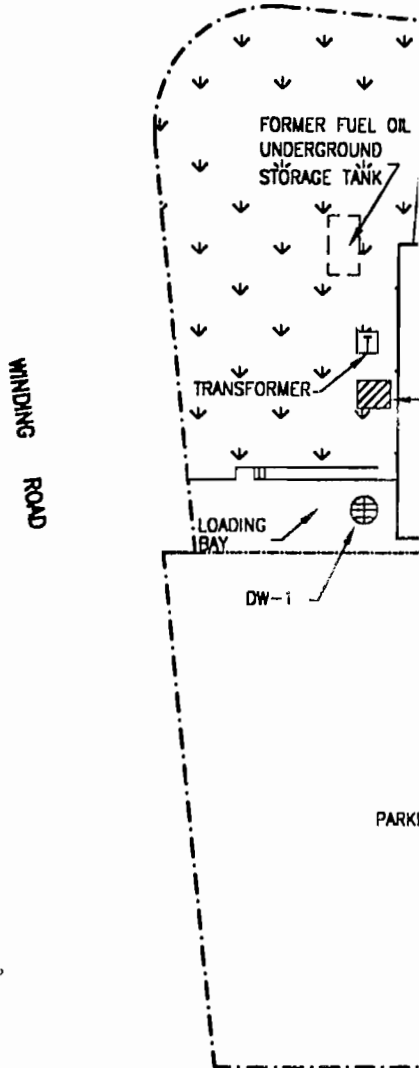
New York State P.E. Seal



  
\_\_\_\_\_  
Thomas P. Smyth, Sr.  
Senior Civil Engineer  
General Consolidated Industries, Inc.

# LEGEND

- MONITORING WELL      ○ MW-A
- DRYWELL                ⊕ DW-1
- FORMER AST PAD      ▨
- TRANSFORMER PAD    □ T
- GRASS & VEGETATION   ↓ ⊙



PARK

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 Environmental & Engineering Consultants

**FIGURE 2**  
**SAMPLING LOCATION MAP**  
 161 Sweethollow Road  
 Old Bethpage, New York

DESIGNED BY: PJH	DATE: 7 / 20 / 98	PROJECT No.: 960285
DRAWN BY: TS	DATE: 7 / 20 / 98	DRAWING No.: 960168SP
REVISIONS BY:	DATE:	SCALE: 1"=60'
		FIG. No.: 1 OF 1



## **Appendix A**

### **Previous Environmental Reports**

# Advanced Cleanup Technologies, Inc.

**ENVIRONMENTAL CONSULTANTS**



## **PHASE I / PHASE II ENVIRONMENTAL SITE ASSESSMENT**

**161 Sweet Hollow Road  
Old Bethpage, New York**

**June 11, 1996**

**Prepared for:**

**Mr. Neal Turk  
Turk Technologies  
65 East Bethpage Road  
Plainview, New York, 11803**



### CERTIFICATION

Property Location: 161 Sweet Hollow Road  
Old Bethpage, New York

Advanced Cleanup Technologies, Inc. performed a Phase I/Phase II Environmental Site Assessment at the above-referenced property during May 1996. The Phase I portion of the Assessment included research into the historical uses of the property and surrounding land; a review of regulatory agency files pertaining to the property and an interview with building representatives regarding past and present conditions at the property. The Phase II portion of the Assessment included the investigation of subsurface drainage structures along with ground water quality at the property.

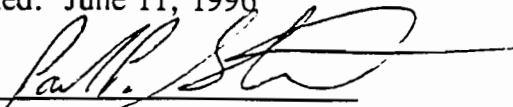
The Phase I portion of the Assessment was performed to meet the minimum requirements established by ASTM's Standard Practice for Environmental Site Assessments (E 1527-94). The Assessment has also considered other environmental issues such as asbestos and radon. The results of the Phase I/Phase II Environmental Site Assessment are contained in this report. Based upon this assessment, Advanced Cleanup Technologies, Inc. makes the following conclusions and representations concerning the scope of the assessment and the environmental quality of the property. The Phase I/Phase II Environmental Site Assessment identified the following Recognized Environmental Conditions:

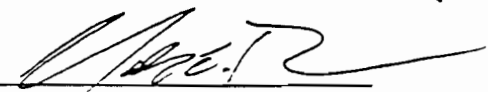
- Metal contamination in seven (7) stormwater drywells at the property (Section 3.1);
- Petroleum contamination in two (2) stormwater drywells at the property (Section 3.1);
- Volatile Organic Compound (VOC) contamination in ground water beneath the property (Section 3.2)

We hereby certify that we have no interest, present or contemplated, in the properties inspected and that neither the employment to make the inspection nor the compensation is contingent on the value of the properties. The analyses, opinions and conclusions contained in this report are limited only by any reported assumptions or limiting conditions described herein, and are our personal unbiased professional opinions and conclusions.

We further certify that this inspection was performed in conformity with the ASTM Standard and the scope outlined in this report. This inspection report accurately reflects current federal, state and local guidelines.

Dated: June 11, 1996

X   
By: Paul P. Stewart  
Vice President

X   
By: Mark Robbins  
Project Manager



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## FIGURES

<u>NUMBER</u>	<u>TITLE</u>
1	Locational Diagram
2	Site Diagram

## TABLE

<u>NUMBER</u>	<u>TITLE</u>
1	Priority Pollutant Metals in Drywell Sediment
2	Drywell Sediment Screening Results
3	Ground Water Screening Results
4	Volatile Organic Compounds in MW-A

## APPENDICES

<u>SECTION</u>	<u>TITLE</u>
A	Regulatory Agency Documents
B	Laboratory Reports
C	Database Search Results



## 1.0 INTRODUCTION AND SCOPE OF THE INVESTIGATION

Advanced Cleanup Technologies, Inc. (ACT) was retained to perform a Phase I/Phase II Environmental Site Assessment of the property located at 161 Sweet Hollow Road in Old Bethpage, New York. The purpose of the assessment was to identify any potential environmental liabilities at the property.

The Phase I portion of the assessment was performed to meet or surpass the industry standard established by ASTM's Standard Practice for Environmental Assessments. It consisted of a visual inspection of the premises, interviews with property representatives regarding past and present conditions at the property, research into historical uses of the property and surrounding land and a review of regulatory agency files pertaining to the property. The Assessment also includes an overview of the site's hydrogeological setting and an evaluation of environmental risks associated with asbestos, radon and lead.

The Phase II portion of the assessment involved the sampling and analysis of groundwater quality downgradient of the property, and the sampling of all drywells located on the property. The site inspection was performed by David Lorthioir of ACT on May 21, 1996. Access to the property was provided by Mr. Richard Kreindler of Island Realty.

The inspection consisted of the following activities.

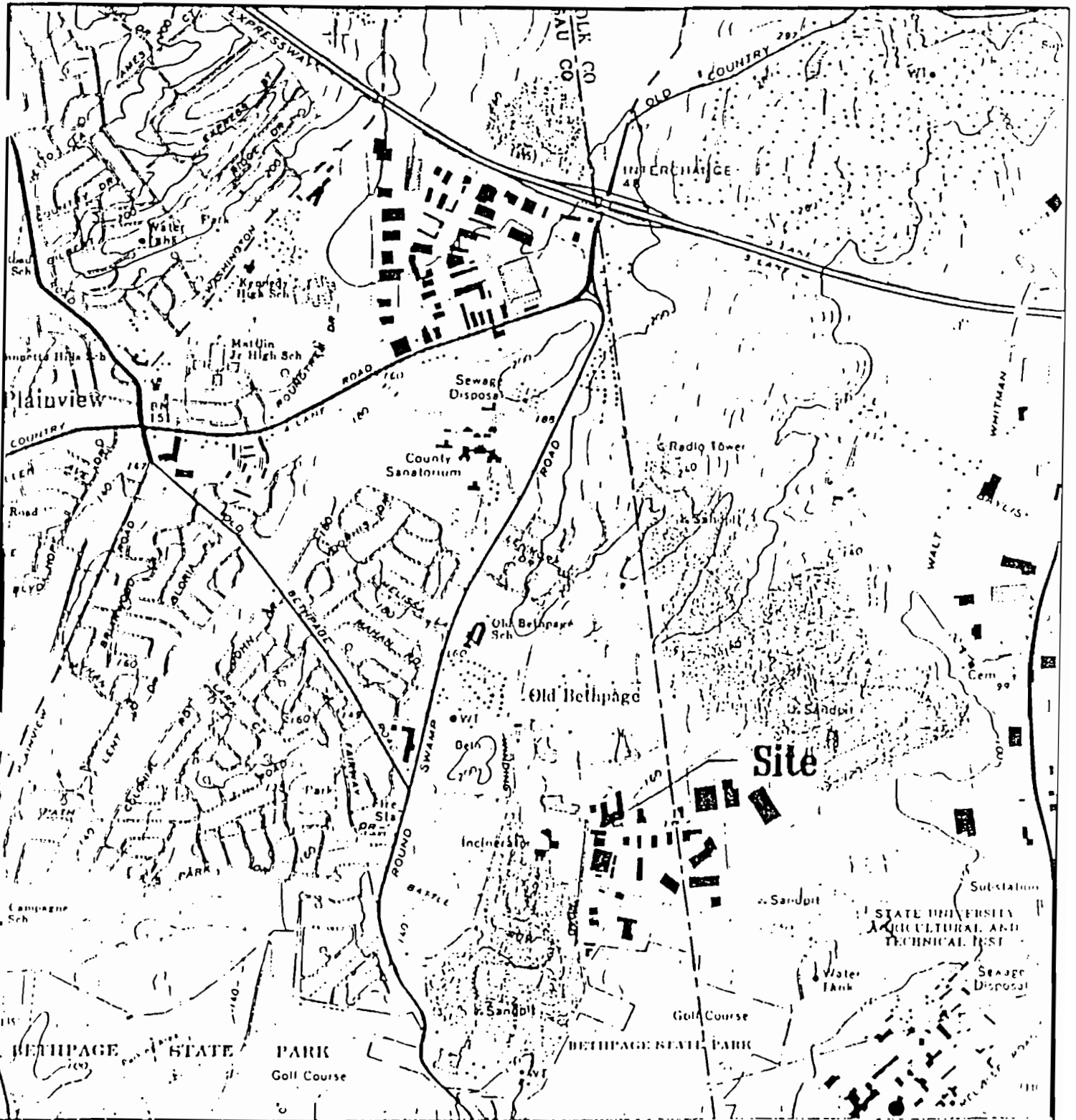
- A visual examination of the interior and exterior of the premises;
- An evaluation of land usage in the area surrounding the site;
- Photography of the site.

All relevant Nassau County and Town Of Oyster Bay agencies were contacted for information pertaining to this property, including:

- Building Department;
- Department of Health;
- Tax Assessor;
- Department of Public Works;
- Fire Marshal.

Databases of environmental information maintained by Federal and State agencies were also searched for known sources of environmental contamination at the site and its vicinity.

A previous Phase I/Phase II Environmental Site Assessment of the property had been performed by ACT. This inspection was performed by Mark E. Robbins of ACT on August 26, 1994. The owner of the property, Mr. Frank Marchant, was present during the inspection and



Contour interval is 20 Feet.



From USGS 7.5 min Topographic map of the New York, Huntington Quadrangle

2000' 0' 2000' 4000'

FIGURE 1	
LOCATIONAL DIAGRAM	
JOB No:	DATE: 6-7-96
DWG. No: PH1/11	SCALE: 1" = 2000'
DRAWN BY: MARINA LEVINA	APP. BY: PAUL STEWART
<i>Advanced Elements Technologies, Inc.</i>	



provided information regarding the property.

The Phase I portion of the 1994 inspection was conducted following the previously stated guidelines. The Phase II portion of the 1994 inspection involved subsurface soil sampling and analysis in the vicinity of the following areas:

- An underground storage tank
- A former septic system
- A liquid discharge point from an off-site source.

## 2.0 PROPERTY DESCRIPTION

### 2.1 Site Vicinity

The subject property, 161 Sweet Hollow Road, is located in an industrial area in the eastern portion of Nassau County. A Locational Diagram showing the site and its vicinity is provided as Figure 1. The property is located approximately 1,000 feet northeast of the Old Bethpage Landfill and the Town Of Oyster Bay Reclamation Center and approximately 4,000 north of Bethpage State Park.

The property is located at the southeast corner of Sweet Hollow Road and Winding Road. The site is bordered on the west side, across Winding Road, by a two story brick building, which was once utilized as an incinerator for the the Old Bethpage Landfill . A glass and mirror facility is located east of the property. A vacant two story brick building is located south of the subject property. A 3 story office building is located north of the subject property, across Sweet Hollow Road.

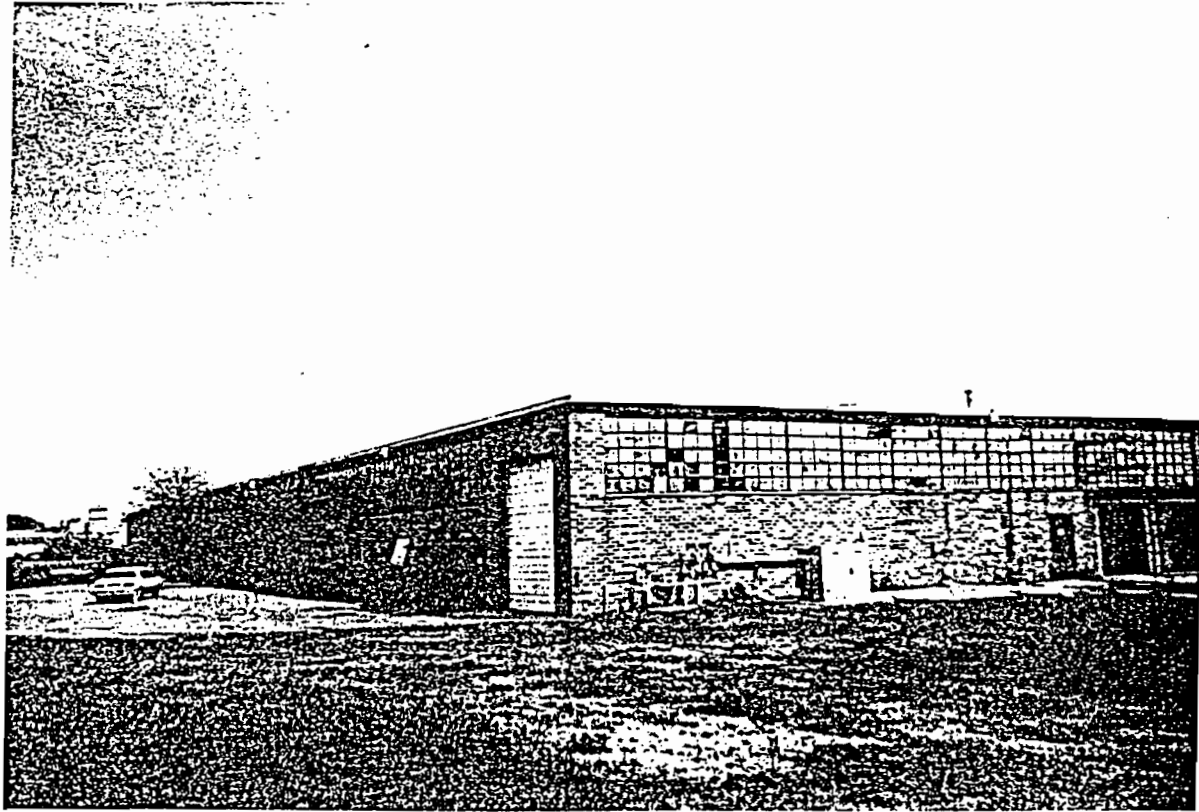
The topography of the area is generally level. The ground surface in the vicinity of the property is generally covered with asphalt and landscaped lawns. The approximate elevation of the property is 170 feet above mean sea level.<sup>1</sup>

The subsurface beneath the site consists of unconsolidated sand and gravel layers from the ground surface to approximately 1,200 feet below ground surface. The major aquifer systems underneath the subject property, from ground surface down, are the unconsolidated glacial aquifer and the Jameco Gravel of the Pleistocene Series and the Magothy and Lloyds aquifers of the Cretaceous Series. Bedrock underneath the subject property is approximately 1,200 feet below

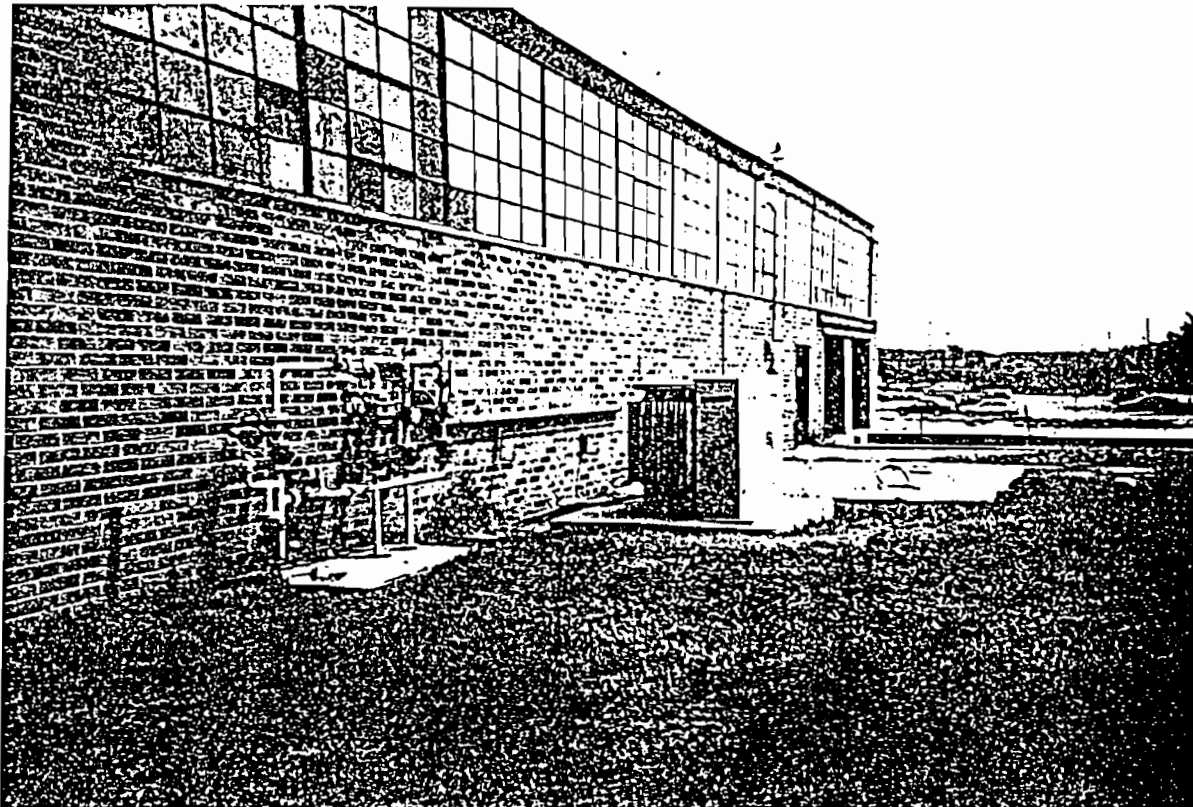
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<sup>1</sup> USGS 7.5 Minute Series Topographic Map, Huntington Quadrangle, New York.





Photograph 1: Subject Property



Photograph 2: Gas Meters



ground surface.<sup>2</sup> Regional ground water flow in the vicinity of the site is to the south and southeast. The depth to the unconsolidated aquifer beneath the site is 68 feet.

## **2.2 Site Construction Details**

The subject property consists of a 2 story brick and concrete manufacturing building which is situated on a plot of land approximately 85,500 square feet in size (Photograph #1). A diagram of the site is provided as Figure 2. The building was unoccupied during the inspection. The building is constructed on a concrete slab and has no basement.

The building is supplied heat by several gas fired, forced air heaters which are suspended from the ceiling. The gas meters are located at the northeast corner of the building (Photograph #2). The water service enters the building along the north side, from Sweet Hollow Road. The main electrical breaker boxes are located inside the building at the northeast corner. A pad-mounted transformer is located immediately outside the building from the electrical boxes.

The property was previously connected to an on-site septic system which is located in the northern parking lot. The property was connected to the municipal sewer system on March 11, 1987. An exterior sewer trap is located along the northern wall of the building. The sewer line then transects northeast and perpendicular to the building and connects to the municipal sewer in the street.

Two parking lots for the property are located along the eastern and northern borders of the property. These parking lots contained several drywells for the temporary storage of surface water runoff. No stains or odors were detected in the vicinity of any of the drywells. A loading dock for the off-loading of materials is located at the southeast corner of the property.

## **2.3 Building Interior**

At the time of this inspection the building was vacant. The building was last occupied by Aluminum Louvre Corporation. The President of the company, Mr. Frank Marchhart, had stated during the 1994 inspection that the company was involved in the manufacturing of several aluminum parts. The operations at the facility had involved the utilization of a large parts washer machine, a processing machine and 3 paint booths. The parts were moved through the facility via a ceiling-mounted conveyor system.

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<sup>2</sup> From Hydrogeologic Framework Of Long Island, New York by Smolensky, D.A., Buxton, H.T., and Shernoff, P.K., 1989.



At the time of this inspection the spray booths and all of the previously mentioned machinery had been removed. All paints and solvents associated with the spray booths also had been removed. No floor drains or stains were observed in the former paint room or in the manufacturing areas.

In 1994, the file of the Nassau County Department of Health (NCDOH) contained numerous inspections of the property in reference to the air emissions from the former spray booths. Appendix A contains copies of all records obtained from each regulatory agency searched. No violations were noted on any of the inspections. Records from the NCDOH have been requested and were not available at the time of the report. The NCDOH records will be forwarded as soon as they are available.

The office space for the facility is located along the northern wall of the building and is divided into two floors. The offices have carpeted floors, painted walls and suspended fiberglass ceilings. The ceiling of the factory portion of the building are exposed steel beams. No insulation was observed in the steel beams.

## **2.4 Building Exterior**

Access to the office portion of the building is via a door located along the northern wall. The manufacturing portion of the building can be accessed via a roll-up door located at the northwest corner of the building or via the loading dock.

Parking lots are located at the east and southeast portions of the property, and are surrounded by a chain-link fence. A small parking lot is also located on the northern portion of the property. Two roll-up doors provide access to the building from the parking lot. The southeast corner of the property is undeveloped and is vegetated with small trees and underbrush.

## **3.0 FINDINGS AND RESULTS OF THE ASSESSMENT**

### **3.1 Subsurface Drainage Structures (Stormwater Drywells)**

Seven stormwater drywells at the property were physically inspected and sampled during the assessment. Figure 2 provides the locations of the drywells.

The sludge samples were placed into appropriate containers and transferred to a cooler packed with ice. Samples from each drywell were transmitted to an outside laboratory and analyzed for priority pollutant metals. In addition, each sample was screened for volatile organic compounds utilizing a Photovac 10S50 Gas Chromatograph (GC). Appendix B contains copies



of the laboratory reports and GC chromatograms.

Table 1 provides the results of the priority pollutant metal analysis. As Table 1 indicates, all drywell sediment samples contain arsenic, cadmium, copper, lead, selenium, and zinc in excess of the New York State Department of Environmental Conservation (NYSDEC) Technical Administrative Guidance Manual (TAGM) cleanup goals. In addition, Beryllium, chromium, mercury, and nickel levels exceed the TAGM cleanup goals in several drywells.

Table 1  
Priority Pollutant Metals in Drywell Sediment  
Old Bethpage, New York

Sampling Parameter	DW-01	DW-02	DW-03	DW-04	DW-05	DW-06	DW-07	Cleanup Goal <sup>†</sup>
Antimony	6.21	5.98	12.8	5.2	6.78	7.55	4.02	30
Arsenic	<b>15.3</b>	<b>22.2</b>	<b>32.1</b>	<b>9.97</b>	<b>24.9</b>	<b>59.5</b>	<b>9.97</b>	7.5
Beryllium	<b>0.198</b>	<b>0.163</b>	<b>0.181</b>	<b>0.186</b>	<b>0.190</b>	<b>0.460</b>	<b>0.119</b>	0.14
Cadmium	<b>11.9</b>	<b>1.44</b>	<b>2.34</b>	<b>1.03</b>	<b>3.20</b>	<b>5.05</b>	<b>1.08</b>	1
Chromium	<b>31.7</b>	<b>11.8</b>	<b>22.2</b>	<b>8.58</b>	<b>15.0</b>	<b>190</b>	<b>5.80</b>	10
Copper	<b>116</b>	<b>44.2</b>	<b>129</b>	<b>31.6</b>	<b>58.4</b>	<b>195</b>	<b>84.1</b>	25
Lead	<b>174</b>	<b>71.5</b>	<b>230</b>	<b>104</b>	<b>232</b>	<b>101</b>	<b>15.3</b>	30
Mercury	<b>0.130</b>	<b>0.146</b>	<b>0.156</b>	<b>0.094</b>	<b>0.326</b>	<b>0.101</b>	<b>0.043</b>	0.1
Nickel	<b>7.99</b>	<b>9.18</b>	<b>46.0</b>	<b>17.7</b>	<b>11.4</b>	<b>28.2</b>	<b>17.6</b>	13
Selenium	<b>3.71</b>	<b>6.60</b>	<b>10.6</b>	<b>5.90</b>	<b>8.51</b>	<b>19.6</b>	<b>5.28</b>	2
Silver	<b>3.51</b>	<b>0.909</b>	<b>0.741</b>	<b>&lt;0.3</b>	<b>1.31</b>	<b>0.666</b>	<b>1.03</b>	200
Thallium	<b>5.32</b>	<b>7.84</b>	<b>10.7</b>	<b>3.98</b>	<b>7.21</b>	<b>14.8</b>	<b>7.60</b>	20
Zinc	<b>358</b>	<b>378</b>	<b>840</b>	<b>354</b>	<b>161</b>	<b>557</b>	<b>65.7</b>	20

Bold values represent concentrations exceeding Cleanup Goal.

† from NYSDEC TAGM, November, 1992

all concentrations expressed in milligrams per kilograms



Screening of the sludge samples for VOCs using the portable GC indicated the presence of volatile organics in DW-01 and DW-04. Table 2 provides the tabulated results of the GC screening.

**Table 2**  
**Drywell Sediment VOC Screening Results**  
**Old Bethpage, New York**

Sampling Location	GC Gain	Number of Peaks	Total Voltseconds
DW-01	20	1	1.0
DW-02	20	0	0
DW-03	20	0	0
DW-04	20	10	35.3
DW-05	20	0	0
DW-06	20	0	0
DW-07	20	0	0

The sediment samples from DW-01 and DW-04, which had the only detectable levels of VOCs, were also analyzed for Total Petroleum Hydrocarbons (TPH) with a Foxboro MIRAN 1A CVF Infrared Spectrophotometer (IR). Appendix B contains copies of the IR laboratory results. The results of the analysis indicate that 43,567 mg TPH/kg soil and 9,322 mg TPH/kg soil are present in the sediment samples from DW-01 and DW-04, respectively.

The results of the stormwater drywell portion of the assessment indicate that each drywell contains levels of metals which exceed documented cleanup goals. In addition, DW-01 and DW-04 contain high levels of petroleum contamination.

### **3.2 Groundwater Quality**

An attempt was made to install two temporary groundwater monitoring wells on the subject property. Figure 2 provides the locations of the temporary wells. The installation of both temporary wells was terminated prior to reaching the water table due to a sediment layer the sampling probe was unable to penetrate. The depth of both temporary wells at termination was approximately 43 feet.



A permanent groundwater monitoring well was observed on the property (310 Winding Road) south of the subject property. This monitoring well is located along the southern boundary of the subject property. This monitoring well was accessed and sampled as if it were a temporary monitoring well (i.e. the well was not purged prior to sampling.). This well was designated as MW A, and its location is given in Figure 2. Depth to water at MW-A was 68 feet.

The groundwater sample was screened for VOCs utilizing the portable GC. Table 3 provides the results of the groundwater screening. As Table 3 indicates, VOC contamination was identified in MW-A.

**Table 3**  
**Ground Water VOC Screening Results**  
**Old Bethpage, New York**

Sampling Location	GC Gain	Total Number of Peaks	Total Voltseconds
MW-A	20	2	54.9

The ground water sample was transmitted to an outside laboratory for confirmatory VOC analysis in accordance with EPA Method 624 plus library search. Table 4 provides the results of this confirmatory VOC analysis. As Table 4 indicates, concentrations of trichloroethene, tetrachloroethene, 1,1-Dichloroethene, and 1,1,1-Trichloroethane exceed their respective NYSDEC ground water quality criteria. The library search identified the compound cis-1,2-Dichloroethene at concentrations greater than its ground water standard. No other compounds were identified at concentrations exceeding the method detection limit.

The ground water sample was also transmitted to an outside laboratory for metals analysis. Results from the metal analysis are presented in Table 5.

**Table 4**  
**Volatile Organic Compounds in MW-A**  
**Old Bethpage, NY**

EPA 624 Compound	MW-A
trans-1,3-Dichloropropene	<1.0
Trichloroethene	1,280 ✓
Dibromochloromethane	<1.0
1,1,2-Trichloroethane	<1.0
Benzene	<1.0
cis-1,3-Dichloropropene	<1.0
2-Chloroethyl Vinyl Ether	<20.0
Bromoform	<1.0
Tetrachloroethene	25.8 ✓
1,1,1,2-Tetrachloroethane	<1.0
Toluene	<1.0
Chlorobenzene	<1.0
Ethylbenzene	<1.0
1,3-Dichlorobenzene	<1.0
1,4-Dichlorobenzene	<1.0
1,2-Dichlorobenzene	<1.0
Chloromethane	<1.0
Bromoethane	<1.0
Vinyl Chloride	<1.0
Chloroethane	<1.0
Methylene Chloride	<1.0
1,1-Dichloroethene	5.19 ✓
1,1-Dichloroethane	3.4
trans-1,2-Dichloroethene	<1.0
Chloroform	1.09
1,2-Dichloroethane	<1.0
Trichlorofluoromethane	<1.0
1,1,1-Trichloroethane	40.8 ✓
Carbon Tetrachloroide	<1.0
Bromodichloromethane	<1.0
1,2-Dichloropropane	1.84
Total Xylenes	<2.0
Library Search	
cis-1,2-Dichloroethene	11.41
<i>all concentrations expressed in ug/L</i>	

**Table 5**  
**Priority Pollutant Metals in Ground Water**  
**Old Bethpage, New York**

Sampling Parameter	MW-A	Ground Water Standard <sup>†</sup>
Antimony	<0.012	---
Arsenic	<0.010	0.025
Beryllium	0.002	---
Cadmium	0.003	0.010
Chromium	<0.003	0.050
Copper	0.016	0.200
Lead	<0.014	0.025
Mercury	<0.0005	0.002
Nickel	0.006	---
Selenium	<0.014	0.010
Silver	<0.003	0.050
Thallium	<0.008	---
Zinc	0.025	0.300

Bold values represent concentrations exceeding Ground Water Standard.

<sup>†</sup> from NYSDEC Water Quality Regulations, Title 6, Chapter X, Parts 700-705, 9/91.

all concentrations expressed in milligrams per liter.

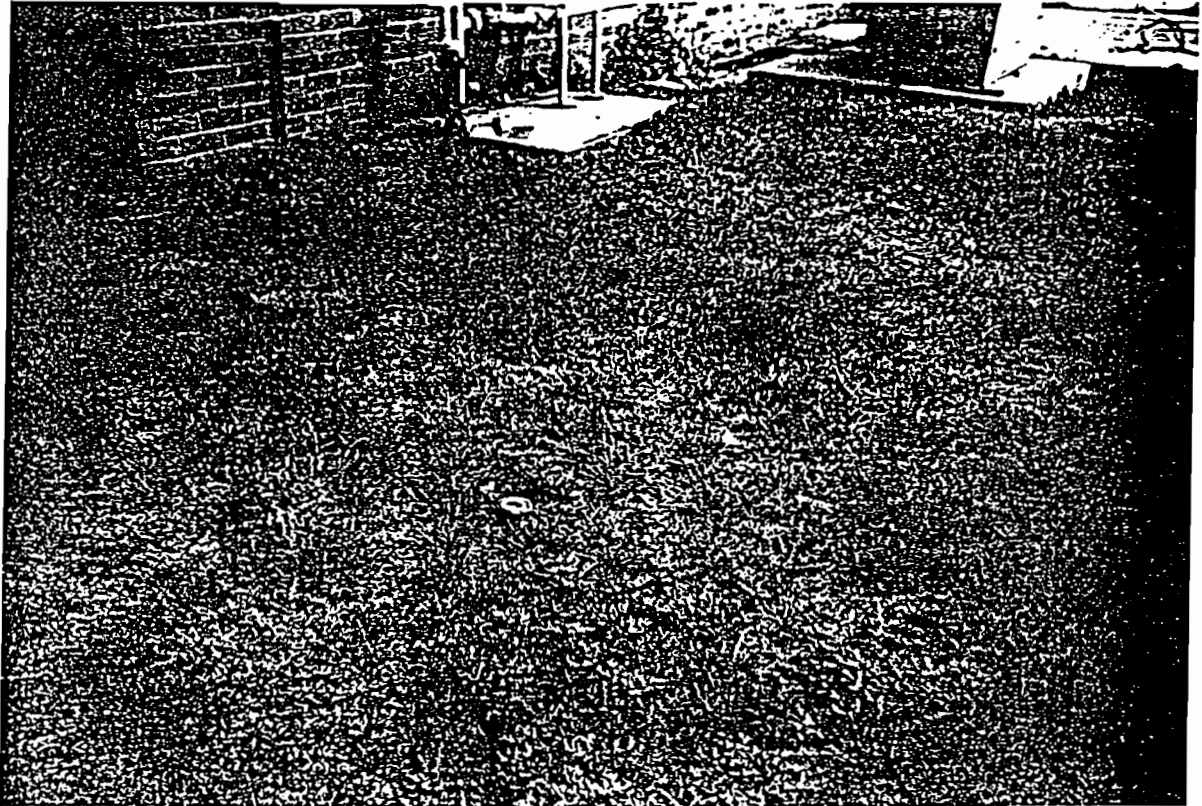
na...not analyzed.

As Table 5 indicates, no metals were found at concentrations exceeding the ground water standard in MW-A. The results of the ground water portion of the assessment indicate that volatile organic concentrations are present in ground water beneath the property which exceed ground water standards.

### 3.3 Asbestos

An inspection of the property for asbestos-containing materials (ACM) such as pipe and boiler insulation, ceiling tiles and floor tiles was conducted. No suspect asbestos-containing thermal system insulation, such as air-cell pipe insulation, was observed in any area of the subject





Photograph 5: Vent and fill for 1,000 gallon UST



gallon UST to assess the soil quality in its vicinity. No olfactory evidence of contamination was detected in any of the samples. The samples from each boring had been composited and transmitted to an outside laboratory for analysis in accordance with EPA Method 418.1 for Total Petroleum Hydrocarbons (TPH). Trace levels of petroleum contamination was detected in both B-01 and B-02. These levels were well below accepted cleanup criteria, and it was determined that no remediation was necessary.

In 1994, the NCDOH file additionally documented the presence of a 275 gallon above ground storage tank utilized for the storage of trichloroethane (TCA). The above ground tank was not present during the inspection. The location of the former aboveground tank was not documented.

### 3.6 Radon

Radon levels for Nassau County are not documented. However, since the depth to bedrock in this area of Long Island is over 1,200 feet, the likelihood of radon gas being present is remote. Studies in glacial surficial deposits of Long Island document mean radon concentrations of 0.87 picoCuries per Liter (pC/L.)<sup>3</sup> These mean concentration are well below the USEPA action level of 4.0 pC/L.

### 3.7 Drinking Water Quality

The subject property is supplied with water by a municipal water authority. The water authority obtains its water supply from wells installed in both the Magothy and Lloyds aquifers. The quality of this water is monitored by the water authority.

### 3.8 Polychlorinated Biphenyls (PCB's)

One electrical transformer is located at the property. Figure 2 provides the location of the transformer. No stains or odors were detected in the vicinity of the transformer. An environmental engineer for the Long Island Lighting Company (LILCO) stated that LILCO transformers do not contain PCBs. No other equipment which could contain PCB's, such as elevators or hydraulic lifts, were observed at the property.

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<sup>3</sup> Field Studies of Radon in Rocks, Soils and Water, edited by Linda C.S. Gundersen and Richard B. Wanty, USGS, 1993.



### 3.9 Prior Use Investigation

In order to determine the prior uses of the property, all available regulatory agency files covering the subject property were obtained and reviewed. No Sanborn Maps were documented covering the property and no historical aerial photographs were readily available for this assessment. The area in the vicinity of the subject property is zoned as an industrial area.

The file of the Town of Oyster Bay Building Department documents the original construction of the property as 1966. The Building Department file reported that a factory was built at this time. The file also documented the installation of the septic system during 1965.

### 3.10 Neighborhood Hazardous Waste Activity Review

In an effort to determine the potential impact from hazardous waste activities at the subject property and neighboring properties, a review of information on waste sites within one mile of the subject property was conducted. Appendix C contains the results of the database searches. The review included a search of the following data sources:

- National Priorities List (NPL) and Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS);
- Resource Conservation and Recovery Act Information System (RCRIS);
- Emergency Response and Notification System (ERNS);

In addition, the following State databases were searched:

- New York State Department of Environmental Conservation (NYSDEC) LUST List;
- NYSDCE Major Oil Storage Facility Database;
- NYSDCE Chemical Bulk Storage Database;
- NYSDCE Solid Waste Management Facilities Database;
- NYSDCE listing of Inactive Hazardous Waste Disposal Sites;
- NYSDCE listing of Aboveground/Underground Storage Tanks.

The CERCLIS and NPL databases are maintained by the United States Environmental Protection Agency (USEPA) and contain records for each of the hazardous waste facilities nominated or chosen for the NPL. The CERCLIS database was searched for sites within a radius of ½-mile from the subject property. Two sites were found in the database within ½ mile of the subject property.



• Old Bethpage Landfill  
USEPA ID#NYD980531727

• Claremont Polychemical  
USEPA ID#NYD002044584

Two NPL properties were located within 1 mile of the subject property. These two sites are the Old Bethpage Landfill and the Claremont Polychemical Corporation.

The northeast boundary of the Old Bethpage Landfill is located immediately southwest of the subject property. The 65 acre area received municipal wastes and industrial wastes such as toluene, urethane, waste alcohol and PCBs. During a review of the USEPA public file at the Bethpage Public Library, it was learned that the glacial aquifer beneath the site is approximately 70 to 75 feet below ground surface and flows in a south-southeast direction. This ground water flow direction would place the subject property upgradient and crossgradient of the landfill.

The Claremont Polychemical Company is a former manufacturer of pigments for plastics and inks which was in operation from 1966 to 1980. Liquid wastes were disposed of on-site in 3 leaching basins and treatment sludges were disposed of on-site in drums. The NCDOH observed 2,000 to 3,000 drums of waste throughout the site in 1979. On-site soils and ground water are contaminated with heavy metals, volatile organics and PCBs. The USEPA has removed an estimated 13,000 drums of hazardous liquid wastes from 1988 to 1989.

The RCRIS database, maintained by the USEPA, includes listings of properties which are considered either Hazardous Waste Transporters, Storage facilities or Disposers (TSDs) or Hazardous Waste Generators. No RCRIS TSD sites were found to be within 1 mile of the subject property.

The subject property was listed in the RCRIS Generators database as a Large Generator. A Large Generator generates at least 1,000 kilograms of non-acutely hazardous waste per month or 1 kilogram of acutely hazardous waste per month. The subject property has an USEPA ID# NYD981488026. Two RCRIS Large Generators and two RCRIS Small Generators were found to be within ¼-mile of the subject property and should not impact upon the environmental quality of the subject property.

**RCRIS-LQG**  
Claremont Polychemical Corp  
Captree Chemical Corp

**RCRIS-SQG**  
Tasty Frozen Products, Inc  
Alva Museum Reproduction, Inc

The ERNS database is a listing of properties which emergency responses were made to in reference to hazardous waste. Neither the subject property nor any adjoining property were listed in the ERNS database.

The NYSDEC Spills list was searched for all reported spills in the area of the subject



property. A total of 7 spills were reported within half mile of the subject property. One spill was reported at the subject property. This spill was previously discussed in Section 3.2, Storage Tanks. Two spills continue to be classified active spills and have not yet been remediated. The 2 active spills are listed below.

<b>SITE ADDRESS</b>	<b>TYPE OF SPILL</b>	<b>QUANTITY</b>	<b>CAUSE</b>
311 Winding Road	Diesel	Unknown	Unknown
5 Hub Drive	#2 Fuel	Unknown	Unknown

The NYSDEC listing of Aboveground Storage Tanks (AST) was searched for all facilities within  $\frac{1}{8}$  mile of the subject property. The subject property was listed in the NYSDEC AST listing (Section 3.5).

There are no NYSDEC listings of Major Oil Storage Facilities, Bulk Chemical Storage Facilities or Solid Waste Facilities within  $\frac{1}{4}$  mile of the subject property.

#### 4.0 CONCLUSIONS

The Phase I/Phase II Environmental Site Assessment of the property has revealed the following outstanding issues:

- Metal contamination in seven (7) stormwater drywells at the property (Section 3.1);
- Petroleum contamination in two (2) stormwater drywells at the property (Section 3.1);
- VOC contamination in ground water beneath the property (Section 3.2)

Except for the above issues, there are no conditions at or in the vicinity of the subject property which impact upon its environmental quality or could produce environmental liabilities to its owners or occupants.