



FACT SHEET State Superfund Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: 175 Roger Avenue
DEC Site #: 130164
Address: 175 Roger Avenue
Inwood, NY 11096

Have questions? See "Who to Contact" Below

Building Demolition to Begin

Nassau County, in concurrence with the New York State Department of Environmental Conservation (NYSDEC), is preparing a building demolition of the on-site building located on the 175 Roger Avenue site ("site") located at 175 Roger Avenue, Inwood, Nassau County. Please see the maps for the site location.

The 175 Roger Avenue property is currently a site in the New York State Superfund Program, NYSDEC site #: 130164. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=130164

Building Demolition Work Plan

A Building Demolition Work Plan will be prepared by Nassau County and presented to the NYSDEC for review and approval. Once approved, the plan will be implemented under the oversight of the NYSDEC. The demolition will be conducted following all applicable Federal, State and County requirements.

Building Demolition Details

High winds associated with a coastal storm on March 2, 2018 caused loose roofing material and other debris to be blown off the on-site building and onto adjacent properties. The dilapidated building, currently owned by the Nassau County, presents a dangerous condition that necessitates immediate action. Nassau County has already solicited bids for the demolition of the building, and expects to commence the demolition project in the coming weeks.

Highlights of the Upcoming Demolition Activities

- The one-story, 155,000 square foot vacant building located on-site will be demolished
The demolition is expected to begin in late March or early April 2018 and take approximately 30 days to complete.

- The building will be surveyed for lead and asbestos prior to the start of demolition. If detected, the material will be handled and disposed of in accordance to applicable requirements.
- During demolition activities, perimeter air monitoring will occur to ensure proper management of dust/particulates.
- Demolition debris will be loaded into trucks for off-site recycling and/or disposal.

## **Background**

**Location:** The site is located at 175 Roger Avenue, Inwood, Town of Hempstead, Nassau County. The site is bordered to the north by Roger Avenue, with a parking lot (former Shell terminal) to the northwest, a gravel/soil recycling facility and Sony Pictures and Entertainment to the northeast. Further north is the Negro Bar Channel, a waterway to Jamaica Bay. South of the site are residential properties, followed by Bayview Avenue. The site is bordered to the east by Gates Avenue, followed by commercial buildings. Immediately west of the site is a freight and cargo company.

**Site Features:** The site consists of a 4.85-acre parcel of land that is developed with a 155,000 square foot one-story, warehouse building with a partial mezzanine. The remainder of the site consists of asphalt and concrete paved driveway/parking area with limited areas of grass.

**Current Zoning/Use(s):** This site is currently zoned for commercial use in a primarily commercial and residential urban area.

**Historic Use(s) and Source(s):** Historical documentation indicates that the site was built in three stages from 1954 through 1967. The site was used as a “Sheet Metal Fabrication” factory since at least 1961. Rockaway Metal Products occupied the site from approximately 1971 until circa 1987. In 1987, Rockaway Metal Products abandoned the site and left hazardous waste materials improperly stored and disposed of on-site. In June of 1992, the United States Environmental Protection Agency (USEPA) personnel conducted a site inspection and discovered approximately 240 55-gallon deteriorated and leaking drums, a 5,000-gallon tanker trailer in poor condition, dry wells that appeared to contain sludge materials and underground storage tanks (USTs) that contained potentially flammable liquids. To address the hazardous condition, the EPA conducted an Emergency Removal Action beginning in August 1993. The drums of waste materials were removed, the tanker trailer, one 1,000-gallon heating oil UST located in the southeast portion of the site, and UST piping/dispenser systems were also removed.

Following the removal action, the site was used as a warehouse by various tenants from 1990 through 2004, including Gunter Auto Shop, an auto repair shop. The site was acquired by Nassau County Department of Real Estate in 1995 due to nonpayment of taxes. Since 2004 the site has remained vacant. The site building was damaged by a fire in February 2011 and was subsequently condemned.

Site Geology/Hydrogeology: The Site ground surface is approximately 10 feet above mean sea level. The site is generally flat and has a gentle slope towards the northwest. The site contains no areas classified as wetlands, and is covered with concrete, asphalt and surrounded by paved roadways and sidewalks. Depth to groundwater ranges from 4 to 6 feet bgs and appears to be tidally influenced. A groundwater divide appears to run through the center of the site, with an apparent groundwater flow direction towards both the northwest and southeast.

**State Superfund Program:** New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

## Who to Contact

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

### Project Related Questions

John Sheehan  
Department of Environmental Conservation  
Division of Environmental Remediation  
SUNY at Stony Brook 50 Circle Road  
Stony Brook, NY 11790-3409  
631-444-0244  
john.sheehan@dec.ny.gov

### Health Related Questions

Scarlett McLaughlin  
New York State Department of Health  
Corning Tower Room 1787  
Empire State Plaza  
Albany, NY 12237  
518-402-7880  
scarlett.mclaughlin@health.ny.gov

**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.**

### **Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

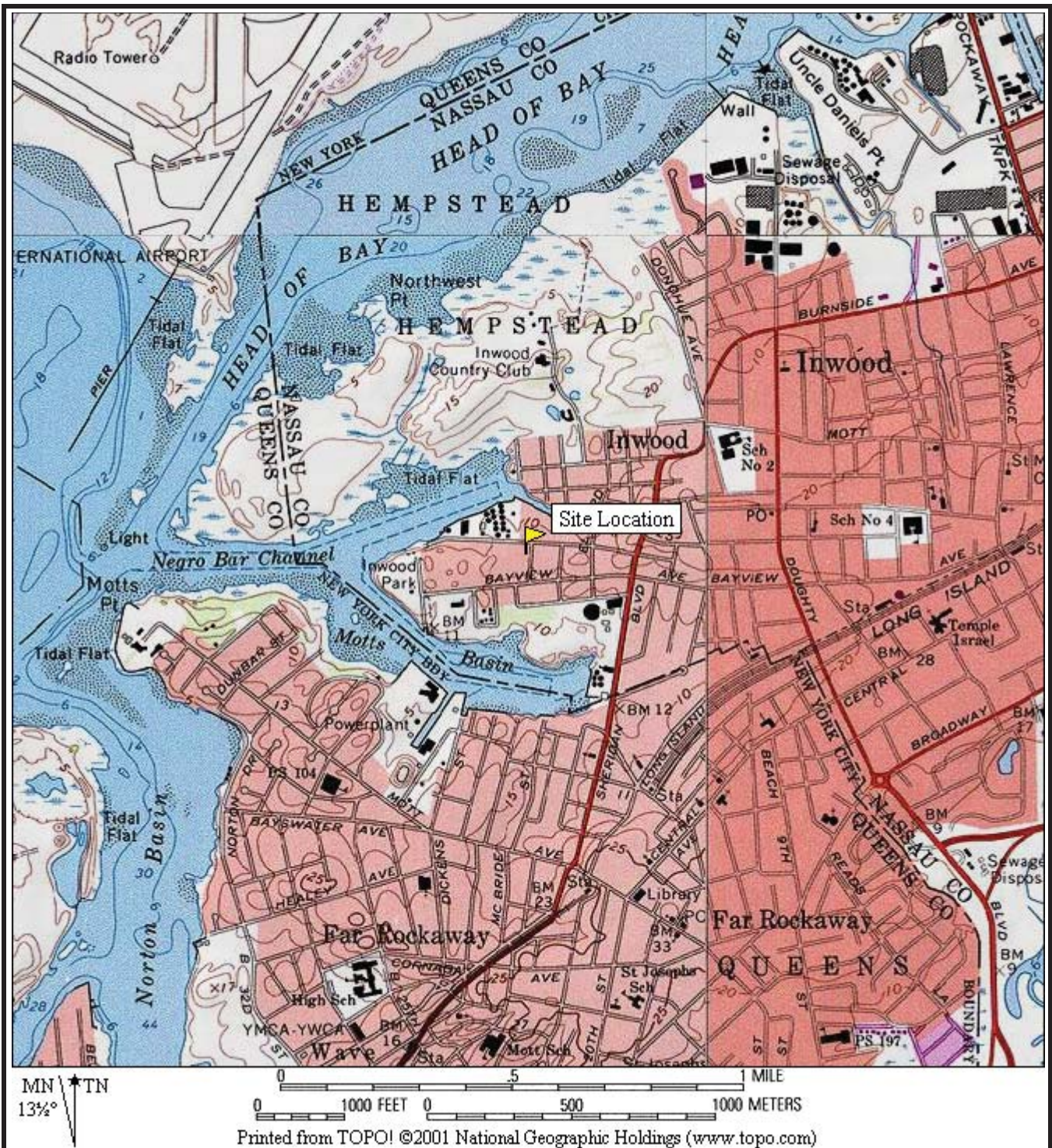


FIGURE 1 – SITE LOCATION MAP



104 East 25<sup>th</sup> Street, 8<sup>th</sup> Floor  
New York, NY 10010-2917  
Phone (212) 353-8280 \* Fax (212) 979-8447

**CLIENT:** 175 Roger Avenue, LLC  
**SITE:** 175 Roger Avenue  
Inwood, NY 11096

**PROJECT #:**  
**SCALE:** As indicated

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**FIGURE 1 - SITE LOCATION**



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 Phone (212) 353-8280 \* Fax (212) 979-8447

**LEGEND:**

— Site Boundary



**SITE:** 175 Roger Avenue  
 Inwood, NY

**CLIENT:** 175 Roger Avenue LLC

**ATC PROJECT #:** 15.75316.0006

**SCALE:** Not to Scale