



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

175 Roger Avenue site  
175 Roger Avenue  
Inwood, NY 11746

SITE No. C130164  
NYSDEC REGION 1

April 2021

### Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced:

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 175 Roger Avenue site (“site”) located at 175 Roger Avenue, Inwood, Nassau County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under “Where to Find Information.”

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminations identified at the site and the potential for human exposure to site-related contaminants *via* soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a “draft Remedial Action Work Plan” for 45 days, from **April 28, 2021 through June 14, 2021**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C130164/>.
- The 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.

**Draft Remedial Work Plan:** The proposed restricted residential use remedy consists of:

- Removing underground storage tanks and drywells;
- Excavation and off-site disposal of approximately 2,600 tons of contaminated soil, fill and source material;
- Importing clean material that meets the established soil cleanup objectives for use as backfill and to established required grade;
- Treating contaminated groundwater through injection of chemical oxidants into the groundwater post-excavation, as needed;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer, over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use soil cleanup objectives;

### Where to Find Information:

Access projects documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C130164/> and at this location:

Peninsula Public Library  
280 Central Avenue  
Lawrence, NY 11559  
(516) 239-3262

### Who to Contact:

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

#### **Project-Related Questions**

John Sheehan, Project Manager  
NYSDEC  
SUNY at Stonybrook 50 Circle Road  
(631) 444-0244  
[John.Sheehan@dec.ny.gov](mailto:John.Sheehan@dec.ny.gov)

#### **Project-Related Health Questions**

Dan Tucholski  
Public Health Specialist II  
Bureau of Environmental Exposure  
Investigation  
New York State Department of Health  
Empire State Plaza - Corning Tower  
Albany, NY 12237  
(518) 402-7016  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

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

[www.dec.ny.gov/chemical/8450.html](https://www.dec.ny.gov/chemical/8450.html)

# BROWNFIELD CLEANUP PROGRAM

- Installation of a vapor barrier and a passive sub-slab depressurization system (SSDS). Prior to occupancy, a soil vapor intrusion (SVI) evaluation will be conducted. If warranted, the SSDS will be modified to an active SSDS.
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Inwood 175, LLC and AJM Capital II, LLC (applicants) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was prepared and approved by NYSDEC also available for review at the locations identified herein.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The vacant 4.85-acre site is located at 175 Roger Avenue, Inwood in the Town of Hempstead, Nassau County. The site is bordered to the north by Roger Avenue, with a parking lot (a former oil terminal) to the northwest, and a gravel/soil recycling facility and commercial buildings to the northeast. South of the site are residential properties, followed by Bayview Avenue. The site is bordered to the east by Gates Avenue. Historically, the site operated as a sheet metal fabrication factory beginning in 1961. Rockaway Metal Products occupied the site from approximately 1971 through 1987, during which time they reportedly improperly stored and disposed of hazardous waste at the site. In order to address these hazardous conditions, the USEPA conducted an Emergency Removal Action in August 1993. Nassau County then took ownership of the site, which has since remained unoccupied. The former 155,000 square foot, one-story, site building was demolished in 2018.

The site was previously in the BCP from 2008 to 2013. The applicant, Cargo Ventures LLC, completed the Remedial Investigation phase of the program, after which they opted out of the program. The site remained dormant until the current applicant purchased the property from Nassau County in 2017. Site redevelopment is anticipated as warehousing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C152248) at:

<http://www.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** Based upon investigations conducted to date, the primary contaminants of concern at the site include chlorinated and non-chlorinated volatile organic compounds such as tetrachloroethene, trichloroethylene and xylene, and metals such as cadmium, lead and mercury. The environmental media impacted include soil, soil vapor and groundwater.

**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 NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:  
<http://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](http://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

