



FACT SHEET Brownfield Cleanup Program

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

Site Name: Suffolk Airport Canine Kennel
DEC Site #: C152079
Address: Old Riverhead Road
Westhampton Beach, NY 11978

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Suffolk Airport Canine Kennel site ("site") located at Old Riverhead Road, Westhampton Beach, Suffolk County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Suffolk County (the applicant) with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- excavation and proper off-site disposal of soils containing in excess of 10 ppm of total PCBs
- areas where the upper one foot of exposed surface soil will exceed 1 ppm of total PCBs following the excavation will receive a soil cover.

This alternative also meets the requirements for a presumptive remedy for PCB impacted soils as specified in the NYSDEC Commissioner's Soil Cleanup Guidance (Policy CP-51). The area to be excavated for off-site disposal is estimated to be approximately 4,720 square feet, and up to 4.5 feet deep (total volume of approximately 7,470 cubic feet or 277 cubic yards).

Engineering controls (cover and fence) and institutional controls will be implemented. Institutional controls will include a Site Management Plan(SMP) and imposition of an Environmental Easement (EE) for the controlled property that: requires periodic certification of the controls, precludes any residential use of the property, regulates future activities which disturb the soil, and requires compliance with the Department approved Site Management Plan.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report

and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location:

This approximately one acre Formerly Used Defense Site (FUDS) is located in a remote area of the Suffolk County (Gabreski) Airport near the eastern property line in Westhampton Beach, Town of Southampton.

Site Features:

The former dog kennel and small abandoned building were associated with the former Suffolk County Air Force Base and have been torn down. An irregularly-shaped excavation pit approximately 0.5 acres in size is present south of the kennel.

Current Zoning/Uses:

The property is currently zoned for light industrial use and is a portion of the Francis S. Gabreski Airport. The airport is located within the Core Preservation Area of the Central Pine Barrens. No development activity is proposed on the Canine Kennel site at this time, however any future redevelopment will be subject to Central Pine Barrens Commission review and approval. The area adjacent to and west of the site is occupied by a boat storage facility. Further west are runways and support buildings for the airport, as well as the 106th Rescue Wing of the New York Air National Guard (NYANG). Immediately north and south of the site are undeveloped areas of the airport. The Quogue Wildlife Refuge is located approximately 1,200 feet to the east of the site.

Past Use of the Site:

In 1943, the federal government built the airport for use as an Air Force base during World War II. After the war, it was given to Suffolk County, however in 1951, the airport was reclaimed for the Korean War National Emergency. In 1960, the US Air Force used the site for an Air Defense Command Base, which was deactivated in 1969, then released back to Suffolk County in 1970. During deactivation activities (Spring 1970), the Suffolk County Air Force Base used the Canine Kennel Area to bury inert wastes, such as office furniture. The site was also used for the disposal

of polychlorinated biphenyl (PCB) containing electrical distribution equipment such as transformers and capacitors.

Site Geology/Hydrogeology:

The aquifer of concern at the former Canine Kennel site is the Upper Glacial aquifer which is an unconsolidated mixture of sand and gravel. Based upon measurements obtained from the site monitoring wells, local groundwater flow direction is to the east-southeast. Depth to groundwater ranges from approximately 9.5 to 14.5 feet.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C152079>

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 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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Westhampton Free Library
Attn: Westhampton Free Library
7 Library Avenue
Westhampton Beach, NY 11978
phone: 631-288-3335

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

Project Related Questions

Heather L. Bishop
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9692
heather.bishop@dec.ny.gov

Site-Related Health Questions

Steven Karpinski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

