



Department
of Health



Department of
Environmental
Conservation

Frequently Asked Questions Dzus Fasteners Co., Inc. Site West Islip, Suffolk County Site #152033

Site Remediation

Cleanup of Willetts Creek and Lake Capri was conducted in 1999. What changed? How was the creek and lake re-contaminated?

Below is an explanation of how the creek and lake may have been re-contaminated. However, please be aware that since the 1999 cleanup, additional soil source areas at the Dzus facility were remediated and groundwater concentrations have declined. Therefore, future re-contamination of the creek and the lake is considered unlikely.

Willetts Creek serves as a continual discharge area for groundwater, except for the intermittent upper portion of creek. Given the historical accumulation of cadmium in creek sediments, it appears the organic-rich or fine-grained sediments in the creek that were not removed during the 1999 cleanup may have been mobilized during storm events (such as Superstorm Sandy in 2012) and contaminants were likely redistributed as floodwaters receded. It is believed that the conditions which led to the re-contamination will no longer exist after the proposed remedial work is completed.

When will the timetable be finalized?

DEC opened bids on January 23, 2019 and is in the process of awarding a contract to Severson Environmental Services, Inc. The anticipated schedule is for a Notice to Proceed to be issued in April 2019. Initially, Severson is anticipated to work on submittals for review and approval, procuring subcontractors, establishing utilities and performing preliminary tasks to set the stage to advance the project. The High School processing area will not be set up until after July 1 to allow for graduation ceremonies to be completed prior to using the processing area. Sediment removal at the Beach Street Middle School is anticipated to be complete by October 2019. The overall project is expected to be substantially complete (only minor work remaining) by July 2020. This schedule will be refined following contract award and the updates will be provided to the community. DEC will issue a fact sheet when the project is complete.

What are the daily hours of operation at each location?

The contractor anticipates starting work at 7:00 A.M. and being completed by 5:00 P.M.

What considerations will be given to “rush hour traffic” in Town, if applicable?

The contractor is responsible for coordinating the work to minimize impacts to traffic and the contractor’s own operations. DEC will work with the Town, local businesses and the school district once additional details are available from the contractor.

How will workers be identified?

Workers are required to have the following: 1) have a valid photo ID, (2) have their company name displayed on their apparel (or other manner, e.g., business card on lanyard), and (3) wear a high visibility safety vest or coat.

When will high school parking lot be officially closed?

July 1, 2019.

What is the procedure for vetting the prime contractor and any subcontractors?

Contracts shall only be awarded to responsible contractors (or subcontractors) capable of performing and completing the work in a satisfactory manner. The NYS Vendor Responsibility Questionnaire must be completed and submitted by the prime contractor and any subcontractors in excess of \$10,000. A responsibility determination will consider four (4) factors at a minimum: financial and organizational capacity, legal authority to do business in New York State, integrity, and past performance. In order to be considered responsible, a Bidder must establish to the complete satisfaction of DEC and its Engineer, as a minimum, that it has adequate and satisfactory experience and financial resources to meet the obligations under the Contract and award of the Contract would be in the best interest of the State. A Bidder’s prior experience shall be considered satisfactory when among other factors, its performance of prior work was timely, of good quality, in compliance with any contract requirements including contracted costs and schedule, and in compliance with applicable Law. The Bidder must have a minimum of three (3) years satisfactory experience in construction of the work to be performed.

How many personnel for the project will be on-site?

The total number of personnel on-site will vary based on the work being performed and may include representatives of DEC, DOH, EA Engineering, P.C., the contractor, subcontractors and vendors. EA Engineering is the DEC’s engineering consultant and will be conducting full-time oversight of the remedial project. The number of on-site workers is expected to generally range from approximately five to twenty-five individuals.

Will a list of personnel on-site be provided to the school district?

Yes, the contractor will provide a list at the end of each week for personnel, subcontractors and vendors anticipated to be on-site the following week.

Will there be 24-hour security at the project?

Site security is required 24/7, seven (7) days per week.

How will engineering controls be maintained over weekends or other periods of inactivity?

Any materials staged for processing will be enclosed in the Temporary Fabric Structure and any other staged materials will be adequately covered. The project site will be periodically inspected to ensure adequate controls remain in place.

Where will the contractor park?

The contractor will park either at the High School Senior Parking lot or at the former Dzus Fastener site.

Will parking by the contractor be allowed in proximity to the footbridges?

No.

What noise levels are expected?

Construction activities will be conducted to comply with West Islip School District restrictions and applicable local ordinances. Noise levels will be measured in decibels with a sound level meter at the fence line directly between occupied spaces and the source of the noise. Gasoline and oil-operated equipment is required to have silencers or mufflers on intake and exhaust lines. If noise exceeds the allowable limits, measures will be taken by the contractor such as providing sound barriers or shutting down work.

Residential Property Remediation

Will the property owner get a completion letter?

A No Further Action letter, or NFA letter, will be sent from DEC to a property owner of an affected property after the remediation is complete or, in some cases, after an investigation of the soils on the property reveals that remediation is not necessary. An NFA letter indicates that there are no restrictions on the use of the property, and no further sampling, remedial actions, or restoration are necessary with respect to the contamination that resulted from the operations of the former Dzus Fasteners. Copies of NFA letters will be provided to the Town of Islip and to Suffolk County. In addition to NFA letters, owners of remediated properties will also receive a Construction Completion Report that documents the work that was completed on their property.

Will there be any costs to me, the property owner?

DEC will pay for the remedial design and construction under the State Superfund program. Owners will need to pay for costs associated with normal maintenance of new property features provided by the project, such as paint or stain if wood features are replaced (e.g., wood fencing, wood steps, or lattice); and lawn maintenance, including lawn cutting, fertilizing, and watering after the first four (4) weeks following-installation. There may be other incidental costs that arise during the course of the remedial project that will be the responsibility of the owners or tenants. For instance, DEC will not dispose of certain household waste, such as used tires. Costs associated with removing such waste will be the responsibility of the property owner or tenant.

What if my property is damaged during remedial construction?

If remedial construction activities on your property cause unintended damages to your possessions or property features, they will be repaired, or the damaged items will be replaced by DEC or the construction contractor. For example, if the construction work damages a portion of your grass that did not need to be remediated, the damaged area will be repaired with new sod. Pre-construction conditions on each property will be documented before the start of any construction activities. While the construction contractor will take care to avoid any damages, it is possible for equipment to cause damage to items such as individual fence pickets, landscape feature, etc. In these cases, the individual pieces will be replaced with readily available materials that best match the existing color and style.

Will you avoid my utility lines?

DEC's construction contractor is required to arrange for mark out of public utility lines using Dig Safely New York. In some instances, a private utility locator may be required to further delineate public utilities as well as private utilities in the subsurface. Property owners should inform DEC of any private underground utility lines. The locator may require access to the interior of homes or garages to complete the survey of private utility lines. If a private utility line is damaged or disconnected during construction, DEC's construction contractor will replace or repair it in accordance with applicable building codes.

When will remedial work start on my property?

DEC will meet with owners to approve a final remediation plan prior to the start of remedial construction activities on the property. DEC maintains a general project schedule but the sequence and timing of activities at previously-remediated properties, in addition to other variables such as weather and subcontractor scheduling, can impact the start date at subsequent properties. Any trees or large vegetation that require removal typically will be removed first, followed by the start of excavation. DEC can provide an approximate start date as the start of work at your property approaches. Please remember that any estimated dates provided by DEC reflect the information available at the time and are subject to change.

Can I stay in my house during the remediation?

Yes. DEC does not anticipate needing to relocate occupants during remedial construction.

What is the preliminary excavation drawing?

After DEC and DOH have reviewed the soil sampling results, a preliminary excavation drawing will be developed using the survey that was performed at each property. This preliminary drawing is presented to the property owner along with the analytical results of the soil samples taken from the property. It shows the minimum depth of soil that must be removed from different areas of the property to address the surface soil contamination, and it indicates those property features that will be affected by the remediation. DEC and the property owner will then discuss any questions or concerns the owner may have and discuss how the impacted property features will be restored.

What is the Excavation and Restoration Site Plan?

The Excavation and Restoration Site Plan is an engineering drawing that shows the excavation and restoration details for the property. Input provided by the owner during their review of the preliminary excavation drawing will be taken into account in developing the Excavation and Restoration Site Plan, and the owner will be asked to review and approve the plan prior to the start of construction. Unless otherwise agreed, the Excavation and Restoration Site Plan will typically show how each property feature affected by the remediation will be replaced, in kind, in the same location on the property. The Excavation and Restoration Site Plan for each property, including all engineering specifications, will then be provided to the construction contractor to guide remedial construction.

If I have a property feature that does not meet a building code, what will happen when it is restored?

DEC is required to construct all property features according to applicable building codes for the protection of property owners and tenants. If a property feature that is affected by remedial construction is found to be out of code, DEC will discuss it with the owner and install the restored property feature to meet the code requirements. Property owners should inform DEC if they are aware of any property features that do not meet code requirements.

Can the remediation project impact drainage on my property?

Property owners should expect that the general elevations and grading of the property will be substantially the same as they were prior to construction. As a general practice, the construction contractor will grade soils and walkways to slope away from structures and foundations. Owners should inform DEC of any issues or concerns with water and drainage on any part of the property when discussing the preliminary excavation drawing. DEC will consider whether it is possible to design the restoration to address any such issues or concerns without increasing the amount of water that could flow to neighboring properties. Substantial drainage improvements typically are not possible as part of the remedial work. Property owners may notice minor changes in grades and in the way a property drains following restoration, for instance in the area where a large tree was removed.

What kind of soils will be used in place of the soils that are excavated and removed?

DEC will replace excavated soils with clean soils that meet or exceed all required standards and that have similar physical properties to those removed. Native soil materials are tested for their general physical characteristics, and local backfill sources are selected that are consistent with the physical characteristics of the native soils. Backfill used in excavated areas exceeding six (6) inches in depth will be replaced with material similar to the native subsoil (referred to as "common fill"). The top six (6) inches will be backfilled with topsoil, except in areas of hardscape.

Will DEC restore my lawn with sod or seed?

DEC will restore the majority of grassed areas with sod, as installing sod tends to result in a full, usable lawn faster than seeding. However, it will still take a number of months for the sod to fully root where it is placed. DEC's construction contractor will water newly

sodded areas for an initial period of four (4) weeks after installation. Then care of the lawn will be passed on to the property owner. Small areas of yards may be seeded rather than sodded (e.g., to complete or repair lawns in the narrow areas alongside new driveways, patios, and sidewalks).

What is the Care and Maintenance Acknowledgment form?

DEC asks the owner of each remediated property to complete and sign a Care and Maintenance Acknowledgment form to acknowledge that the owner has received the Excavation and Restoration Site Plan, and sets of instructions for caring for sod, asphalt (if relevant), plants, and trees (if relevant). A warranty period is provided for restored property features, but failure to follow the instructions provided by DEC may void the warranty. For instance, it is the responsibility of the owner to periodically water new plants, trees and/or sod pursuant to care instructions, and perform other routine maintenance, such as fertilization. Failure to properly care for and maintain these features may void the warranty, meaning the affected items would not be replaced if they die or are damaged by activities not associated with the remediation.

Will all of my plants be replaced?

DEC and/or our contractor will visit your property to prepare an inventory that lists the types and numbers of all plants and trees. It is not always possible to correctly identify all seasonal species, so property owners should review the inventory closely and inform DEC of any changes to the inventory. DEC will schedule a meeting with the property owner and the landscaping subcontractor to agree on plans for replacing plants and trees, as well as restoring any plant bed edging and flagstone or brick patios or walkways. Shrubs, perennials, and edible plants will be replaced with the same or similar varieties unless otherwise agreed. Seasonal bulbs and annual plants present at the time of the inventory or prior to excavation will not be replaced. Owners may choose to relocate annual plants prior to excavation or dig up and store bulbs if so desired. The landscaper will typically provide standard nursery stock plants that are readily available locally. Replacement plants should be watered by the property owner according to written instructions that will be provided to the owner, as well as any additional, species-specific instructions provided by the landscaping subcontractor.

Will all of my trees be replaced?

One new replacement tree will be provided for each tree removed during remediation unless the property owner chooses not to replace trees within their property. The landscaping contractor will meet with the property owner to discuss landscaping plans, including the types and locations of replacement trees. Replacement trees will be standard nursery stock trees, usually around 6 to 10 feet tall, dependent upon species, regardless of the age or maturity of the tree being replaced. Not all varieties may be available. Trees should be watered according to written instructions that will be provided to the property owner, as well as any additional, species-specific instructions provided by the landscaping subcontractor.

Can any of my plants and trees be salvaged if they are in an excavation zone?

DEC understands that some plants and trees may have sentimental value to property owners. Owners should discuss any such plants or trees with DEC as early as possible. In some cases, it may be possible to attempt to protect a plant or tree in its place. If DEC agrees to attempt to protect a plant or tree in place and it is damaged or dies within the first year after remedial construction despite proper care by the property owner, DEC may agree to replace the item. DEC will not dig out a plant or tree, care for it, then replant it after remedial construction, but owners may attempt to do so.

Can I choose different kinds of plants and trees than I had before?

Owners may request different types of replacement plants or trees for the species removed during excavation, as long as the costs are equivalent to the costs of a one-to-one replacement of the plants and trees removed. Any such requests should be shared with DEC as early as possible, and the landscaping subcontractor will discuss the options with the property owner. The landscaping subcontractor is responsible for establishing the costs of replacement plants and trees using their standard prices or according to any specific contract terms.

Will my other affected landscaping features be replaced?

DEC will replace landscaping features in the same locations and with the same or similar materials unless otherwise noted. This includes the locations and dimensions of plant beds, edging for plant beds; and flagstone patios, brick patios, and walkways. Plant beds will be finished with amended topsoil covered by mulch (typically matching the color of the original mulch).

Will my fence be left in place or replaced?

Fences in excavation zones will typically be removed and replaced with the same material (i.e., chain-link, wood, or vinyl) in a similar style and height using standard materials and styles offered by the selected fencing subcontractor. DEC may not be able to match the exact style of fence that was removed but will coordinate with the property owner in these cases. DEC does not replace wire fences or ad hoc fences in kind; replacement options will be discussed with the property owner. An owner may choose not to have a fence replaced. If the existing fence required a variance for its initial installation, the property owner may need to request a new variance.

Will my porch/deck/steps/ramp be removed and replaced?

Free-standing porches, decks, outdoor staircases, and porch/deck ramps that are not attached to a house may be removed if excavation required by DEC and DOH cannot be performed without moving them. Front and rear porches directly attached to residential structures are unlikely to require removal to accommodate remediation. Excavation below porches and decks is most often completed by hand while leaving the structure in place. In some cases, these features can be moved temporarily, and then reinstalled. If it is necessary for DEC to replace a wooden feature like a porch, deck, staircase, or ramp, DEC will not be responsible for painting or staining the new wood, regardless of the age or condition of the original feature. While staining or painting new wooden features may promote their long-term durability, this is considered an optional cosmetic step to be decided by the property owner. Excavated areas under porches and decks are typically replaced with crushed stone to limit weed growth.

Will my shed be replaced? Will my children's playset be replaced?

If DEC requires excavation below a shed or playset, the construction contractor will evaluate whether the structure can be moved temporarily and set back in place, or if it needs to be replaced. If the structure is in safe, working condition but cannot be salvaged, the property owner will be able to select a new shed or playset in a comparable size and style from vendors selected by the construction contractor.

Will my pool be replaced?

Aboveground pools that are within excavation zones or that must be moved to accommodate remedial construction will be salvaged or replaced at the discretion of the construction contractor and the selected pool subcontractor. If a pool is salvaged, the pool subcontractor will still be required to warranty the pool components. If a pool is replaced, it will be replaced with a new pool of comparable size and features. Pools will be installed to current code, which may require changes to the pool filter and/or electrical connections. Excavation and restoration plans for areas near and surrounding in-ground pools will be presented on the Excavation and Restoration Site Plan and discussed with the property owner prior to construction.

Does the property survey that was prepared for remediation replace or supplement other recent or historical surveys of my property?

DEC contracts a licensed surveyor to prepare the property survey of each property for the purposes of remedial design and construction. The survey, including property boundaries, is shown on, and provides the basis for, the Excavation and Restoration Site Plan, but it is not intended to replace or supplement historical or recent property surveys, with respect to determining property boundaries or features for purposes not associated with DEC's remediation project. DEC may request a copy of the owner's property survey to help resolve ownership and restoration of property features at the edges of properties affected during remedial construction.

Other Properties

How will other properties, including school property, used for access or to support the remediation be restored?

Access points and the processing areas will be restored to its condition existing immediately prior to entry by DEC's contractors and may include milling, re-paving and re-stripping of existing parking areas used by the DEC. Vegetated surfaces will be restored with clean topsoil, sod or plantings as required to restore an area to its condition existing immediately prior to entry by DEC's contractors.

How will traffic control be addressed?

DEC's contractors will provide adequate traffic controls including flagmen and traffic control devices such as cones, signs and barriers to ensure safe access to and from the project. DEC is coordinating the work with individual property owners to minimize any disruptions to a property owner's routine activities.

Public Outreach

How will the school and community be kept informed?

Information during the cleanup will be relayed through a dedicated project website and local alert systems. Stakeholders will be kept informed on cleanup progress, work locations, traffic changes, air monitoring data, and anticipated activities to keep an open dialogue with the community. A public availability session was held prior to the start of construction on January 29, 2019.

Meetings will be held with individual property owners prior to the start of work on their property.

Health Related Questions

Where will the air monitors be placed?

A set of upwind and downwind air monitoring stations are required for each excavation area, dredge area, processing area, or other area with disruptive work involving contaminated materials. These stations will monitor for dust particulates using real-time monitoring equipment. Results will be compared to the airborne particulate action level. The equipment will be equipped with an audible alarm to indicate exceedance of the action level. In addition, there is a requirement for no visible dust during all work activities. Monitors are set close to the work zone to ensure that should any dust be generated, it will be “seen” by the monitors right away, and corrective measures (such as wetting down the area) can be taken immediately, well before the dust has a chance to reach the school.

Will there be air monitors near rooftop air handlers and vents?

No, the point of compliance for fugitive dust will be at the limit of the work zone. At the point of compliance, no visible dust is allowed. Controls applied to mitigate fugitive dust emissions include air monitoring by a Health and Safety Technician, covering staged materials or truck loads with tarps, no visual dust outside the work area, wetting down dry materials as necessary and a Temporary Fabric Structure to enclose processing areas.

Will there be monitors placed inside the high school and middle school?

No, the Community Air Monitoring Plan (CAMP) includes continuous monitoring that will be conducted in each area of contaminated material handling. Air monitoring action levels are conservative and include a requirement for no visible dust and provisions for work shut down and implementing corrective measures, if needed. The moist nature of the sediment ensures that dust is minimized.

Will the buildings be able to open windows during the active construction periods?

Yes, DEC and DOH believe the controls described above will ensure that any potential impacts will be controlled within the contractor’s work zone.

Will there be air monitoring at the site 24/7?

Air monitoring will not occur at the site when the contractor is not actively working. However, any materials staged for processing will be enclosed in the Temporary Fabric Structure and any other staged materials will be adequately covered at the end of each day.

To whom will an alert be sent in the event of a contractor work stoppage?

The engineering controls are robust and the triggers for a work stoppage (e.g., visible dust) are very conservative. Real-time particulate monitors will be used to monitor the air and alerts will be sent to the Contractor and Engineer should the notification levels be exceeded. In general, DEC or its Engineer will notify the contractor that work must cease, and dry materials or operations must be wetted down to stop any dust generation. This would occur prior to any visible dust moving beyond the limits of the work zone. Work cannot begin again until DEC or its Engineer approves work resuming. DOH will be notified of any work stoppage as soon as possible.

The moist nature of the sediment ensures that dust is minimized, since even after dewatering for transport off-site the materials are expected to have a consistency similar to moist cake batter.

What will be the procedure for students using foot bridges during arrival and dismissal?

The contractor is responsible for providing a corridor for safe travel for students, including during the time periods prior to the start of school (Middle School 07:00-08:00, High School 06:15 to 07:15), following dismissal (Middle School 14:30-15:30, High School 13:00-15:00) and following afterschool activities. Work areas will be clearly delineated with fencing, cones, orange barrels and signage to separate students from the work. When working in foot bridge area, heavy equipment will not be operational when children are using foot bridges to get to and from school. Flag persons will be available to escort pedestrians to and from foot bridges.

Could students potentially track particles to their homes/the school if they use the foot bridges and/or school property?

The contaminated materials are in the creek and lake sediments would not be expected to be a concern for students using the foot bridges or other areas of the school property. The controls described in other responses will help ensure that contaminated materials will not be encountered outside the contractor's work limits.

How are airborne contaminants being controlled?

The contaminants at this site do not volatilize or evaporate to mix into the air. They could become airborne if dust is generated from an area of impacted soil or dried out sediment, and cadmium or trivalent chromium is attached to those soil or sediment dust particles that get kicked up into the air. The air monitoring equipment is sensitive and can “see” very small amounts of dust particles in the air, typically before you can see them with your eyes. If dust is observed, either by the personnel at the site, or if it is detected above control levels with the air monitoring equipment, the area will be wetted down. Additional controls applied to mitigate fugitive dust emissions include air monitoring by a Health and Safety Technician, covering staged materials and truck loads with tarps, requirements for no visual dust moving outside the work area, wetting down dry materials as necessary, and a Temporary Fabric Structure to enclose processing areas.

For More Information

Where can I find more information?

Project documents are available at the following location to help the public stay informed:

West Islip Public Library
3 Higbie Lane
West Islip, NY 11795
(631) 661-7080
Attn: Andrew Hamm - ahamm@westisliplibary.org

The DEC maintains a web page with additional information:

<https://www.dec.ny.gov/chemical/114710.html>.

DEC and DOH staff are always available to provide updates or answer any questions community members or faculty have.

For project remediation-related questions, please contact:

Sarah Saucier, P.E., NYSDEC, 625 Broadway, Albany, NY 12233 Phone: 518-402-9813
sarah.saucier@dec.ny.gov

For health-related project questions, please contact:

Scarlett McLaughlin, P.G., NYSDOH, Empire State Plaza, Corning Tower Room #1787,
Albany, NY 12237 Phone: 518-402-7860 scarlett.mclaughlin@health.ny.gov

How do I stay informed?

DEC and DOH will continue to keep the public informed as this work progress and as development of cleanup plans are finalized. Sign up for the contaminated sites county email listserv to receive site-related information and announcements for all contaminated sites in the county. Sign up for the listserv is available at the following web page:
<http://www.dec.ny.gov/chemical/61092.html>.