



FACT SHEET

Brownfield Cleanup Program

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Former Darby Drug Distribution Site
Site ID: C130140
NYSDEC Region 1, NY

December 2011

Cleanup Action Completed at Brownfield Site; Final Engineering Report Under Review

Action has been completed to address contamination related to Former Darby Drug Distribution Center (“site”) located at 80-100 Banks Avenue in Rockville Centre, Nassau County, New York, under New York’s Brownfield Cleanup Program. See map for site location.

Avalon Bay Communities, Inc (“applicant”) has completed the activities and has submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report, which is under review. The Final Engineering Report states that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Final Engineering Report

The Final Engineering Report has several goals:

- 1) describe the cleanup activities completed
- 2) certify that cleanup requirements have been achieved or will be achieved for the site
- 3) describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier
- 4) certify that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.ny.gov/chemical/8450.html

In order to remediate soil and groundwater that had been historically impacted with dry cleaning solvents, cleanup activities have been implemented at the site to meet specific NYSDEC cleanup objectives. The following is a summary of the Remedial Actions performed on the Site:

- During 2009 and 2011, soils in excess of NYSDEC Restricted Residential Soil Cleanup Objectives (SCOs) were removed down to 15 feet below ground surface or covered with a composite cap system throughout the site.

- A total of 14,240 tons of contaminated soils were excavated from the site down to a depth ranging from 15 to 22 feet below grade, and shipped to approved off-site disposal facilities.
- During this soil excavation 12.7 million gallons of groundwater was pumped from the site and treated to NYSDEC discharge standards prior to discharge.
- In 2011, a groundwater treatment system was constructed on the site and put into operation. The groundwater treatment system will continue to operate to provide plume stabilization and hydraulic control of contaminated groundwater at the property boundary, as needed.
- A groundwater monitoring program is being implemented to ensure that Remedial Action Objectives for the site are being achieved.
- A Site Management Plan has been approved for the site which details engineering and institutional controls to be implemented at the site to control exposure to remaining contamination during use of the site. The Site Management Plan details the controls:
 - Engineering controls in place at the site include:
 - a composite cover system placed over the site comprised a minimum of two feet of clean soil meeting the Unrestricted Use SCOs , asphalt pavement, concrete-covered sidewalks, and concrete building slabs.
 - a groundwater extraction and treatment system to provide hydraulic control and prevent impacted groundwater from leaving the Site
 - Institutional controls at the site are required by the environmental easement for the site and were implemented to:
 - implement, maintain and monitor Engineering Control systems;
 - prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and
 - limit the use and development of the Site to Restricted Residential Use SCOs.

Next Steps

NYSDEC will complete its review, revise the Final Engineering Report as necessary, and approve the report. The approved Final Engineering Report will be made available to the public (see “Where to Find Information” below). NYSDEC then will issue a Certificate of Completion to the applicant.

The applicant is continuing to redevelop the site as the Final Engineering Report is being approved. In addition, the applicant:

- 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 clean-up activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to the applicant.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for restricted residential purposes.

The site is a 7.1-acre industrial property, located at 80-100 Banks Avenue in the Village of Rockville Centre, Nassau County, New York. The site had a one-story, 150,000 square foot warehouse building that was demolished. The subject site is currently owned by AvalonBay Communities, Inc. (AvalonBay). The previous property owner, Darby Group Companies, Inc. (Darby) had occupied the building since 1978 and operated it as a pharmaceutical product warehouse and distribution center until it ceased operations in November 2000. Prior to Darby, the 80 Banks Avenue portion of the site had been leased to a textile company from 1972-1978.

There is approximately 401 feet of frontage on Banks Avenue, 300 feet of frontage on Nassau Street, 412 feet of frontage on Meehan Lane, and 100 feet of frontage on Claude Street. The site is surrounded by an apartment complex to the north, industrial buildings to the east and south, and the Village's Reverend Morgan Day's Park and Smith Pond to the West.

Previous investigations performed at the site have identified a concentration of chlorinated volatile organic solvents (VOCs), primarily a dry-cleaning solvent called Perchloroethene (PCE), in soils beneath the southeast portion of the former building. A Remedial Investigation (RI) was completed for the site to further characterize the entire site and delineate the source area. Soil, groundwater and soil gas samples were collected. The northern portion of the site did not have any exceedences of applicable standards for PCE in soil, groundwater or soil gas. The southern portion of the site had exceedences in the vicinity of the previously suspected source areas. Identified source areas were excavated and the contaminated soils were disposed of at approved facilities.

The phased development of two residential buildings consisting of a 100,492 square foot (footprint) north complex and a 60,128 square foot (footprint) south complex is ongoing at the site.

FOR MORE INFORMATION

Where to Find Information

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

Rockville Centre Public Library
221 North Village Avenue
Rockville Centre, New York
(516) 766-6257
Call for hours

NYSDEC Region 1 Office
SUNY at Stony Brook
50 Circle Road
Stony Brook, New York
(631) 44-0240
Mon. thru Fri.: 8:30AM to 4:45PM

Who to Contact

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

Project Related Questions

Ms. Kerry Maloney
Project Manager
New York State Department of
Environmental Conservation
625 Broadway, 11th Floor
Albany, New York 12233-7015
(518) 402-9622
kmalone@gw.dec.state.ny.us

Site-Related Health Questions

Steve Karpinski
Public Health Specialist II
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Flanigan Sq. RM 300
547 River Street, Troy New York 12180
1-800-458-1158 ext. 27880
Sxk23@health.state.ny.us

If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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:
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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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