



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Mt. Olive Former LILCO Site
DEC Site #: C130182
Address: High Street
Manhasset, NY 11030

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Mt. Olive Former LILCO Site ("site") located at High Street, Manhasset, 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 below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by GG Acquisitions, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **April 3, 2015** through **May 1, 2015**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected,
- 2) identify the source(s) of the contamination,
- 3) assess the impact of the contamination on public health and the environment,
- 4) provide information to support the development of a proposed remedy to address the contamination.

To accomplish these goals, the following investigated activities will be conducted to supplement the nature and extent of known contamination that was investigated during a previously implemented Site Characterization.

- A total of 21 soil borings will be installed to investigate site soils and to delineate the extent of the fill material known to exist on-site,
- A total of six (6) monitoring wells installed and sampled to determine the direction of groundwater flow and to monitor for possible contamination,
- A soil gas survey will be conducted with the installation and sampling of 6 soil vapor probes,
- And finally, to complete the delineation of the fill material, additional test pitting may be required.

The investigation will be performed by GG Acquisitions, LLC (the applicant) with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Mount Olive Former LILCO Site is located on High Street in Manhasset, Nassau County in a suburban area. The property is bounded by privately owned properties fronting on High Street to the north, Spinney Hill Homes Residential Project to the south, a community center that includes a school to the west, and Community Drive to the east.

Site Features: The property is undeveloped and is primarily wooded with trees and brush. The northwestern portion of the property is used as a parking lot for the Mount Olive Baptist Church. Fill materials, including construction debris, were encountered adjacent to the parking lot and in other areas of the site. The property is located on a steep slope with topographic elevations ranging from 40 feet North American Vertical Datum (NAVD) adjacent to Community Drive to 95 feet NAVD within the parking lot at the western property boundary near the end of High Street.

Current Zoning/Use: The property, which currently occupies Section 2 Block 347 Lots 16 and

17, is zoned residential.

Past Use(s) of the Site: A Hortonsphere, which was operated by LILCO from 1929 to approximately 1961, stored manufactured gas and natural gas for use in the surrounding community. LILCO purchased the property and constructed the Manhasset Hortonsphere in 1929. Site equipment consisted of the Hortonsphere and a regulator (governor) house that controlled the gas pressure. The Hortonsphere was dismantled in 1961. In October 1961, LILCO sold the property to the current owner, Mount Olive Baptist Church. Since then the site has been vacant.

Site Geology/Hydrogeology: The property is located on a steep slope adjacent to Community Drive. The Site is underlain by unconsolidated glacial deposits. The dominant soil composition in the general vicinity of the Site is comprised of fine sands and gravels with silt and clay lenses. Local groundwater flow inferred from available topographic mapping of the area is assumed to be to the east-northeast. Perched groundwater does exist in the vicinity of the Site situated above the silty sand and clay lenses.

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=C130182>

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** 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: <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.

Manhasset Public Library
Attn: Maggie Gough
30 Oderdonk Ave.
Manhasset, NY 11030
phone:

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

Site-Related Health Questions

Renata Ockerby
New York State Department of Health
Empire State Plaza 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.

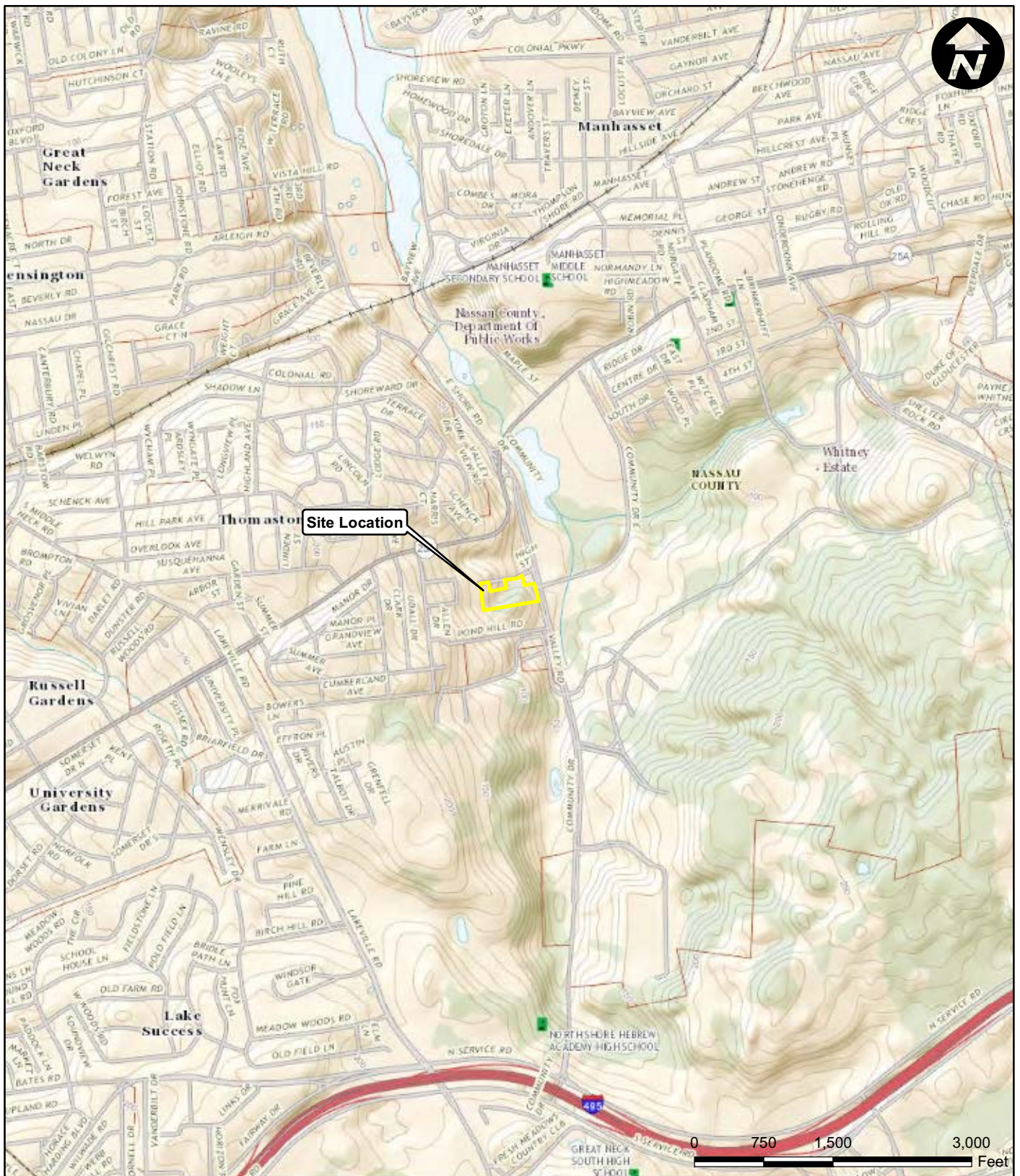
Receive Site Fact Sheets by Email

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.



Legend

 Site Location



67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

USGS SITE LOCATION MAP
Mount Olive
High Street, Manhasset
Nassau County, New York

Sources:
USGS, US Topo, The National Map
Sea Cliff, 2013
STATE PLANE COORDINATES
E 1065772
N 224970

Drawn By: EB

Scale: 1" = 1,500'

Project No. 036240001

Chk'd By: AB

Date: 5/16/2014

Figure No. 1