

# INVESTIGATION FACT SHEET

## **A. Holly Patterson Extended Care Facility, New Proposed Facility, Section 50, Block G, Lot 277 Uniondale, Town of Hempstead, Nassau County**

June 2010

### **Introduction**

The New York State Department of Environmental Conservation (DEC), working in cooperation with the New York State Department of Health (DOH), is overseeing the investigation and the expected cleanup of a 14.5 acre parcel, Section 50, Block G, Lot 277, located at 875 Jerusalem Avenue in Uniondale. Nassau County Health Care Corporation (NHCC) is the owner and operator of the parcel. This parcel, known as the Proposed A. Holly Patterson Extended Care Facility, is the proposed location for a new extended care facility. As shown on the enclosed map, this parcel is located to the southwest of the current A. Holly Patterson Extended Care Facility, which is located on a parcel adjacent to the subject parcel and at the same address. The purpose of this fact sheet is to provide information on the planned investigation of the property that will be conducted during the summer of 2010.

A detailed environmental study of this property will soon begin to further define the nature and extent of the contamination that was identified in sampling conducted prior to NHCC's request for DEC's involvement. The available environmental sampling data suggest that the contaminants present at the property may be the result of prior applications of agricultural pesticides when the land was used for farming prior to 1960. An Order on Consent and Administrative Settlement between DEC and NHCC (The Respondent) has been signed to further investigate and cleanup contamination on the property, if necessary. Under this agreement, the DEC has reviewed and approved the Supplemental Investigation Work Plan (investigation work plan) dated May 2010.

The investigation work plan is available at the Region One Headquarters of the DEC in Stony Brook and in the reference section of the Uniondale Library (see "Where to Find Information" on page 3 for contact information). Information regarding the redevelopment of the entire property and A. Holly Patterson environmental reports are available on the NHCC's web site at <http://www.nuhealth.net/nysdec.asp>.

NHCC has proposed redevelopment of the entire property currently including the existing A. Holly Patterson Extended Care Facility. The DEC is not the lead agency evaluating that redevelopment; the Town of Hempstead (see page 3 for contact information) is overseeing approvals for the proposed redevelopment. The Town of Hempstead is currently evaluating the rezoning of the entire property, and the town will be the lead agency for the New York State Environmental Quality Review (SEQR) when that process commences.

### **Highlights of the Site Investigation**

The supplemental environmental investigation has several goals:

- 1) Define the nature and extent of contamination in soil, groundwater and other environmental media.
- 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.

The supplemental investigation will focus on identifying the concentrations and locations of chlorinated pesticides, such as chlordane, dieldrin, and DDT that were apparently used for pest control when the property was used as a community farm. Although the use of these pesticides was banned in the 1970s or 1980s, they are persistent and stay in the environment for a long time after application. The proposed soil sampling will be concentrated in the shallow soils (near the surface) where the pesticides were applied and continue to remain.

## **Next Steps**

When the investigation has adequately defined the nature and extent of the contamination, the Respondent would then develop a draft cleanup plan to be called a "Remedial Design/Remedial Action (RD/RA) Work Plan." Public comments on the draft RD/RA Work Plan would be solicited in a subsequent fact sheet and the public would have 45 days to respond. Based on the comments received, the DEC would request revisions to the work plan, if appropriate. DEC will keep the public informed throughout the investigation and cleanup of the site.

## **Background**

The A. Holly Patterson Extended Care Facility has operated at 875 Jerusalem Avenue in Uniondale since the early 1960s. On the 14.5 acre parcel southwest of the extended care facility, the construction of a 320 bed new extended care facility is proposed. Eventually, the existing facility would be demolished in subsequent phases of a proposed site redevelopment. However, the investigation discussed in this fact sheet only covers the 14.5 acre parcel for this first phase of the proposed redevelopment.

The northern part of the property includes a portion of the parking lot for the current extended care facility. However, the middle and southern portions consist mostly as an undeveloped grass field. The property was part of a historic "Town Farm" according to an 1891 map of the Town of Hempstead. Farming was still visible in a 1957 aerial photograph. As a result, a Phase I Environmental Site Assessment Report dated October 2008 considered historical pesticide usage related to that earlier farming as the sole on-site environmental issue that required further evaluation.

Six soil samples were collected in January 2009 on the 14.5 acre parcel. Dieldrin was detected in four of the six samples at levels above the DEC's soil cleanup objectives (SCOs) promulgated in 6 NYCRR Part 375 for residential use, but all six samples were within restricted residential SCOs. The intended end use of the property is restricted residential.

In April and May 2009, the Respondent collected 69 additional soil samples to further define the extent of the pesticide contamination in soil on that parcel. Overall, the soil containing pesticide levels above SCOs is almost entirely confined to the upper two feet of the soil column. Dieldrin was detected in four of those samples and chlordane was detected in one sample at concentrations above restricted residential SCOs. Of the remaining 64 samples, 46 samples detected trace or very low concentrations of pesticides at concentrations below the restricted residential SCOs.

Due to the historical use of chlorinated pesticides throughout all of Nassau County for the control of insects, such as mosquitoes, concentrations of the pesticides that have been detected on this parcel may be found in other areas not related to the property. Therefore, background samples in the area will be collected and analyzed in order to evaluate whether the detections in the prior sampling are unique to this parcel or whether they reflect typical background concentrations found in the area.

## **Health Evaluation**

In general, contact with contaminated soils is not expected since the soils on this 14.5 acre parcel are covered with asphalt or grass. Drinking potentially contaminated groundwater is unlikely because public water serves this community.

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following two locations to help the public stay informed. These documents include the supplemental investigation work plan, Phase I and II investigations that were done in 2008 and 2009, respectively, the results of the supplemental soil sampling that was done in April and May 2009 and the 2010 Order on Consent. Subsequent reports and work plans will be added to the repositories when they become available.

Uniondale Public Library (reference section) 400 Uniondale Avenue, Uniondale, NY

Phone: (516) 489-2220

Hours: Mon-Thurs, 9:00 a.m. – 9:00 p.m.

Friday, 10:00 a.m. – 6:00 p.m.

Saturday, 10:00 a.m. – 5:00 p.m.

Sunday, 1:00 p.m. - 5:00 p.m.

*Note that weekend hours vary seasonally.*

NYSDEC Region One Headquarters  
SUNY @ Stony Brook

Remediation Unit (see Bob Stewart)

50 Circle Road

Stony Brook, NY 11790-3409

Phone: (631) 444-0244

Hours: Mon-Fri, 8:30 a.m. – 4:45 p.m.

### Who to Contact

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

#### Project Related Questions

Bob Stewart, NYSDEC Project Manager

NYSDEC Region One Headquarters

SUNY @ Stony Brook

50 Circle Road

Stony Brook, NY 11790-3409

Phone: (631) 444-0244

E-Mail: [rrstewar@gw.dec.state.ny.us](mailto:rrstewar@gw.dec.state.ny.us)

#### Site-Related Health Questions

Mark VanValkenburg, NYSDOH Project Manager

New York State Department of Health

Flanigan Square – Room 300

547 River Street

Troy, NY 12180

Phone: 1 (800) 458-1158, extension 27880

## Information on the Redevelopment of the A. Holly Patterson Extended Care Facility

#### NHCC's Plans for Redevelopment

Mr. Robert Benrubi

Counsel to the President and CEO

Nassau Health Care Corporation

2201 Hempstead Turnpike

East Meadow, NY 11554

Phone: (516) 572-0123

E-Mail: [rbenrubi@numc.edu](mailto:rbenrubi@numc.edu)

#### Municipal Zoning Review for Redevelopment

Office of the Hempstead Town Attorney

Town of Hempstead

1 Washington Street

Hempstead, NY 11550

Phone: (516) 489-5000