



Fact Sheet

December 2008

Remedial Investigation/Feasibility Study Work Plan Fashion Cleaners Site No. 1-30-170 641 East Park Avenue, Long Beach, Nassau County, New York 11561

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH) and the Nassau County Department of Health (NCDH), entered into a Consent Order with Lido Realty Company to conduct a Remedial Investigation/Feasibility Study (RI/FS) to investigate the Fashion Cleaners Site located at 641 East Park Avenue, Long Beach, New York. This fact sheet is intended to notify the public of the remedial investigation including soil vapor intrusion (SVI) investigation at this site and the availability of the Phase I RI/FS Work Plan dated October 30, 2008.

Document Repositories:	For Additional Information:
<p>1) Long Beach Public Library 111 West Park Avenue Long Beach, NY 11561 (516) 432-7201 Hours: Mon-Wed-Thurs, 9:00 a.m. - 9:00 p.m. Tuesday, 11:00 a.m. - 9:00 p.m.. Friday, 9:00 a.m. - 6:00 p.m. Saturday, 9:00 a.m. - 5:00 p.m. Sunday (mid-Sept to mid-June), 1:00 p.m. - 5:00 p.m.</p> <p>2) NYS Department of Environmental Conservation Region 1 Office SUNY @ Stony Brook 50 Circle Road Stony Brook, NY 11790-3409 Phone: (631) 444-0243 Hours: Monday - Friday, 8:30 a.m. - 4:45 p.m.</p>	<p>1) Girish Desai, P.E., Project Manager NYSDEC Region 1 Office SUNY @ Stony Brook , 50 Circle Road Stony Brook, NY 11790-3409 Phone: (631) 444-0243</p> <p>2) Bill Fonda, Regional Citizen Participation Specialist, NYSDEC Region 1 Office SUNY @ Stony Brook , 50 Circle Road Stony Brook, NY 11790-3409 Phone: (631) 444-0350</p> <p>3) For Health Related Questions: Scarlett Messier, NYSDOH 547 River St., Room 300 Troy, NY 12180-2216 Phone: (800) 458-1158 ext. 27880</p>

REMEDIAL INVESTIGATION/ FEASIBILITY STUDY

The NYSDEC and current property owner Lido Realty Company entered into a Consent Order on January 29, 2008. The Order obligates the responsible parties to develop and implement an inactive hazardous waste disposal site remedial program. This fact sheet describes the scope of the RI/FS that will be performed by Lido Realty Company. The NYSDEC and the NYSDOH will provide oversight for the RI/FS.

The objective of the RI/FS is to define the extent of contamination related to Fashion Cleaners site and to evaluate the potential impact of the site related contamination on human health and the environment. The RI/FS will be conducted in Phase I and Phase II. The New York State Departments of Environmental Conservation and Health have approved a Phase I RI/FS work plan for the Fashion Cleaners site. The results of Phase I RI will be used to implement the Phase II RI.

The RI/FS is a part of a process that will lead to a decision by the NYSDEC in conjunction with the NYSDOH on the type of clean up that may be necessary for the site.

SITE INTRODUCTION

The Fashion Cleaners Site is a retail dry cleaning facility, located at 641 East Park Avenue, Long Beach, New York, in a strip mall. The dry cleaner is adjoined by a deli and a pharmacy.

This site occupies approximately 1,600 square feet area in a one story retail shopping center located on the northern side of East Park Avenue between Neptune Boulevard and Roosevelt Boulevard. Commercial properties adjoin the site to the east and west and residential properties are located to the north. See Figure 1-1 for the site location. The surrounding properties are used for commercial and residential use. A dry cleaner appears to have operated at the site since at least 1966. The site has been operated as Fashion Cleaners for over 10 years by the current tenant. The dry-cleaning business consists of a reception area, a dry cleaning equipment room, a steam press and work area, a boiler room, and a small exterior area.

The building is one story slab-on-grade with no

basement or crawl space. Tetrachloroethene (PCE) was used in the dry-cleaning business.

PREVIOUS INVESTIGATIONS

Prior to NYSDEC involvement, two environmental investigations were previously conducted at the site. The current property owner conducted a limited soil and groundwater investigation at the site in June 2005 and the operator of the dry cleaner followed up with his own investigation in September 2005. The results of these investigations showed the presence of volatile organic compounds (VOCs) in the soils and groundwater such as tetrachloroethylene (PCE) and its degradation products related to past disposal practices at the site. PCE and other VOCs were detected in soils and groundwater which exceeded the NYSDEC recommended soil clean up objectives and ambient groundwater quality standards and guidance values respectively.

PHASE I RI/FS WORK PLAN

The Phase I RI/FS Work Plan was prepared for this site to further investigate the extent of the existing soil, soil gas and groundwater contamination and to evaluate soil gas and indoor air quality at the adjacent businesses. A copy of this work plan has been placed in the public document repositories. As part of the investigation, various environmental media like soil, soil gas, indoor air and groundwater will be sampled at the site. The field work for this investigation is planned to begin in January 2009. This investigation will include the following:

- ▶ Geophysical survey;
- ▶ Tidal influence evaluation and groundwater flow patterns;
- ▶ Installation of soil borings and collection of soil samples in several areas of concern;
- ▶ Installation of vertical profile borings and groundwater monitoring wells;
- ▶ Collection of groundwater samples from the existing and proposed monitoring wells for laboratory analysis to determine the extent of groundwater contamination;
- ▶ Soil Vapor Intrusion (SVI) Investigation that include soil gas sampling and indoor air sampling at on-site and two adjacent business

locations to determine if there are soil gas impacts from the subsurface sources that might impact indoor air quality;

- SVI investigation for the off-site properties will be conducted during the current heating season;

The results will be reported in a Phase I RI report that will be reviewed by the NYSDEC, the NYSDOH, and the NCDH. The final Phase I RI report, when approved, will be placed in the document repositories.

HEALTH EVALUATION

Information gathered during the investigation will be used to evaluate the potential for people to be exposed to site-related contaminants. Soil gas samples and indoor air quality samples will be collected on-site and off-site to determine soil vapor intrusion and to evaluate the air exposure pathway.

Exposures to contaminated groundwater are not expected because the site and surrounding area are served by a public water supply system. The public water supply is routinely tested for contamination and treated to remove potential contaminants as necessary according to Nassau County and New York State requirements.

There are no known private drinking water supply wells around the site.

Anyone who is using a private well located in the vicinity of the site is encouraged to contact NYSDEC or NYSDOH, whose telephone numbers are listed on the cover page of this fact sheet. A private well survey will be conducted for the area immediately downgradient of the site to identify any potential users of contaminated groundwater attributable to this site.

CITIZEN PARTICIPATION

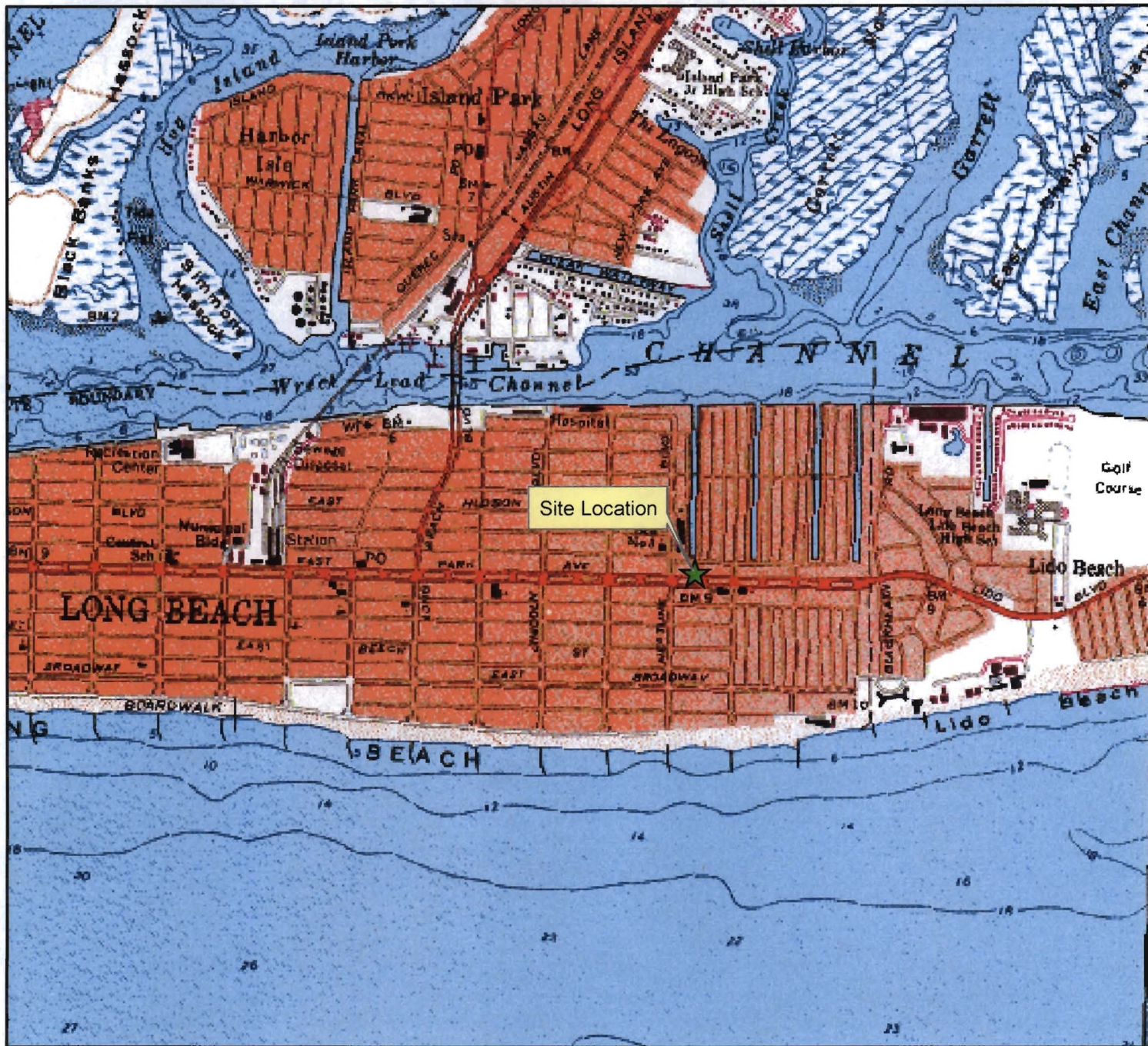
A public contact list which includes nearby property owners, local residents, elected officials, community groups, and local media has been developed for this site by the NYSDEC. Using fact sheets which will be distributed to the public contact list, the NYSDEC will continue to periodically update the public about this site.

Two public document repositories have been established where the public may go to read the

available work plans and reports for the site. These repositories are at the reference section of the Long Beach Public Library and at the NYSDEC's Region 1 Office. Please see the cover page for the addresses, telephone numbers and office hours of the repositories.

If you have any questions or comments, the NYSDEC encourages you to call or write to any of the contacts which are listed on the cover page of this fact sheet. Depending on public response, the planned citizen participation activities for this site may be expanded. If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC Regional Citizen Participation Specialist above.

USGS TOPOGRAPHIC MAP



**Figure 1-1
Site Location**

Fashion Cleaners
641 East Park Avenue
Long Beach, NY 11561-2512

USGS Quadrangle:
Lawrence

Approximate Elevation:
3 feet amsl

0 455 910 1,820 2,730 3,640 Feet



EnviroTrac

Environmental Services

5 Old Dock Road
Yaphank, NY 11980

P: 631-924-3001 F: 631-924-5001

