

Smart Set Cleaners

State Superfund Program

Site No. 130194

16 Atlantic Avenue, Oceanside



Department of
Environmental
Conservation

August 2025

NYSDEC Announces Reclassification of Site on Superfund Registry; Certifies Cleanup Requirements Achieved at State Superfund Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Smart Set Cleaners Site ("site") located at 16 Atlantic Avenue, Oceanside, Nassau County, under New York's State Superfund Cleanup Program have been met. Please see the map for the site location. The cleanup activities were performed by Great Lincoln, LLC. with oversight provided by NYSDEC.

NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/130194/>.
- Documents also are available at the location(s) identified under "Where to find information."

Completion of the Project

Following site cleanup, NYSDEC has determined that the site no longer presents a threat to public health or the environment and has reclassified the site from Class 2 (significant threat to public health or environment - action required) to Class 4 (site properly closed - requires continued management) for the following reasons:

- **Excavation** - About 20 tons of soil impacted with chlorinated solvents were excavated and disposed off-site. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- **Sub-slab Depressurization System** - (SSDS) is designed to mitigate potential human exposure to volatile organic compounds (VOCs) detected in the air beneath the building foundation (called sub-slab vapor). The SSDS extracts soil vapors from beneath the building, preventing them from entering the indoor air, and discharges them at a point above the roof.
- **Site Cover System** - The existing cover system (consisting of the site building and the surrounding asphalt pavement) was restored after excavation activities and will be maintained.
- **Implementation of a Site Management Plan** for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as an environmental easement, 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.

- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Sub-slab depressurization System

Next Steps

Site Management will continue at the site for as long as necessary. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description

The site is located in a mixed commercial and residential area at 16 Atlantic Ave in Oceanside in Nassau County, and can be identified as Block 368, Lot 11. It is a one-tenant unit within a small shopping center with multiple tenants and sidewalk behind the tenant unit. The strip mall is bounded by Smith Street to the north, Atlantic Avenue to the south, Lincoln Avenue to the west and Long Beach Road to the east. The shopping center property is approximately 3.9- acres and is covered by a building and pavement. The property has two buildings, one with 15 tenant units including the site and the other with two tenant units. Historical operations of a drycleaner from 1956-2005 resulted in contamination of the subsurface with subsurface with chlorinated solvents, including trichloroethylene ("TCE"), 1,1,1-trichloroethane ("TCA"), and breakdown products of these compounds, which have been cleaned up.

Development of the site will be constructed according to commercial or industrial allowable uses.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, (130194) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

State Superfund Program

New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination before committing State funds for investigation and cleanup.

For more information about the SSF, visit: <https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/state-superfund-sites>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

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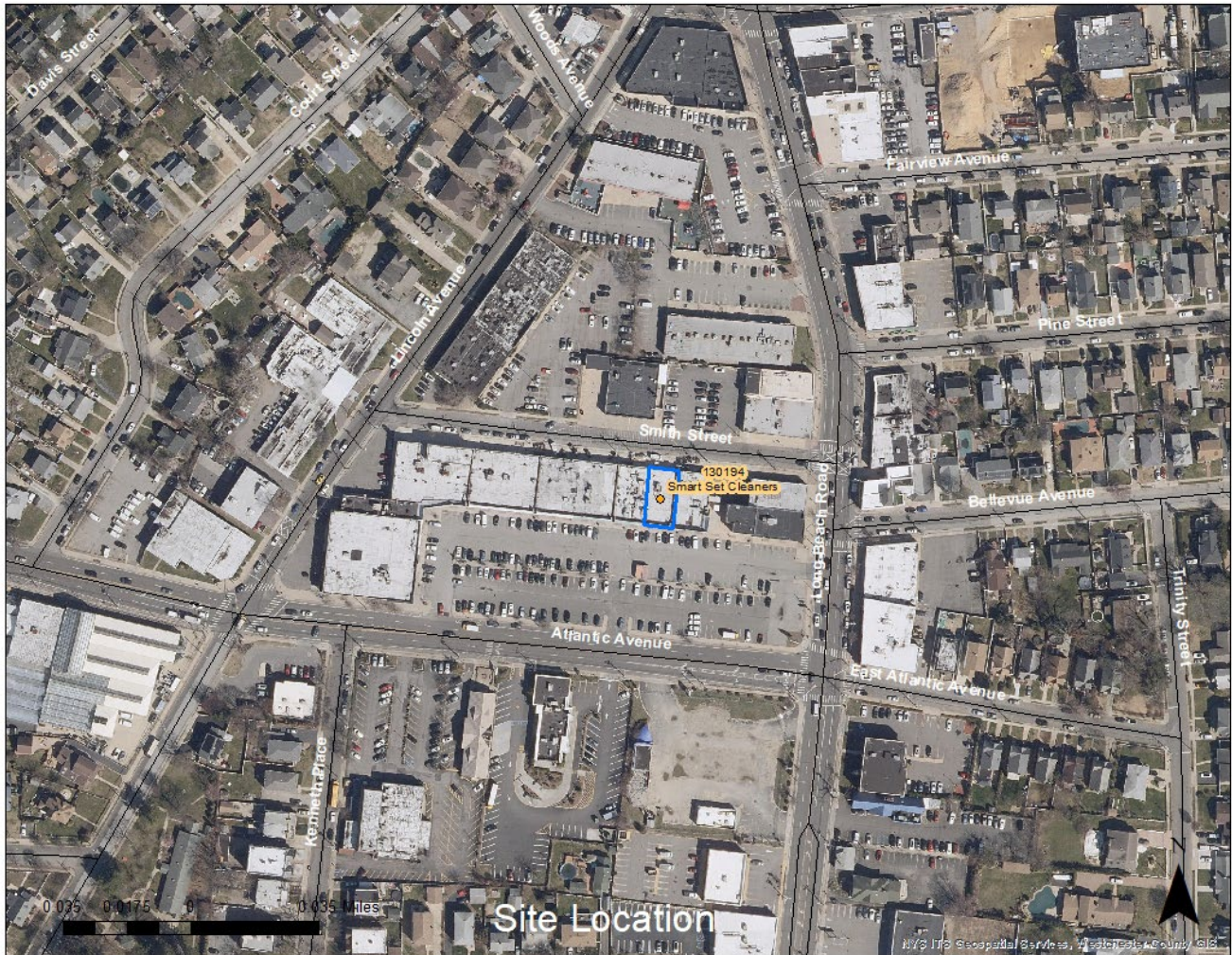
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/130194/>

Oceanside Library

30 Davison Ave
Oceanside, NY 11572
(516) 766-2360

Site Location





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