

New York State Department of Environmental Conservation

Division of Environmental Remediation, Region One

Building 40 - SUNY, Stony Brook, New York 11790-2356

Phone: (631) 444-0247 • FAX: (631) 444-0248

Website: www.dec.state.ny.us



Denise M. Sheehan
Commissioner

May 17, 2006.

Michael P. Raffoni, P.G.
Principal Geologist
Cedar Penn Associates
503 East Main Street
Lititz, PA 17543.

Re: Fact Sheet
Oceanside Plaza site (Site #C130158).

Dear Mr. Raffoni,

The New York State Department of Environmental Conservation (NYSDEC) is in receipt of your revised Fact Sheet for the Draft Remedial Investigation Work Plan for the Oceanside Plaza site. This correspondence is to advise you that, upon review, the Fact Sheet has been determined to be complete and is hereby approved.

I have attached the approved Fact Sheet. Please distribute to the established public contact list.

Please call me at (631) 444-0247 if you have any questions.

Sincerely,

Abdur Rahman
Environmental Engineer 1.

cc: W. Parish	(NYSDEC)
S. Meyer	(NYSDEC)
B. Fonda	(NYSDEC)
J. Nealon	(NYSDOH)
R. Weitzman	(NCDH)



New York State Department of Environmental Conservation

FACT SHEET

Brownfield Cleanup Program

Oceanside Plaza
C130158
Oceanside, NY

April 2006

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 and business.

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.state.ny.us/website/der/bcp

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate Oceanside Plaza located at 3131-3221 Long Beach Road in Oceanside, Nassau County. See map for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by Oceanside Plaza Associates, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Oceanside Plaza Associates, LLC to participate in the BCP. The application proposes that the site will be used for commercial purposes.

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from May 26, 2006 through June 26, 2006.. The draft RI Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Abdur Rahman
Division of Environmental Remediation
NYSDEC – Region 1
SUNY Building - 40
Stony Brook, New York 11790-2356

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater, soil vapor and any other impacted media;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment; and
- 4) provide information to support the development of a Remedial Work Plan to address the contamination.

The investigation will be performed by Oceanside Plaza Associates, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Previous investigatory activities at the site have revealed soils and ground water contaminated with tetrachloroethene (PCE). The impacted soils appear limited to a delineated area below the concrete floor of the dry cleaner facility. A limited dissolved-phase plume of contaminated ground water also exists immediately behind the dry cleaner facility. Ground water flow is to the south-southeast. The dry cleaner facility still utilizes PCE in their dry cleaning operations.

A private well survey will be conducted which will include a search for private wells and production wells near the project area.

Next Steps

NYSDEC will consider public comments, make revisions, and approve the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repository (see below). After the RI Work Plan is approved, Oceanside Plaza Associates, LLC may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about two months.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of Oceanside Plaza.

Background

Site Description

- location – 3131-3221 Long Beach Road, Oceanside, Nassau County
- setting – suburban
- site size – 7.45 acres
- adjacent properties – residential (south and east of the plaza), commercial (north and west of the plaza)

Site History

- Currently the subject site is utilized as a commercial property consisting of a multi-tenant strip shopping center, a bank (free standing), a TJ Maxx (free standing), and a Nathan's Restaurant (free standing). The row of stores includes a dry cleaning facility (Jef El Celaners). Other vendors include restaurants, a jewelry store, and various clothing and home appliance stores. All structures are single story retail buildings with a large asphalt parking lot. Historically the site had been the location of a large Nathan's Restaurant before being divided as described in 1980.
- A dry cleaner in the relative center of the mall is believed to be the source for a historic release of tetrachloroethene (perc) that impacted soils immediately below a now-delineated section of the dry cleaner floor and localized ground water. Previous investigation activities have delineated the

affected soils (since removed) and have installed and tested ground water monitoring wells. Contaminated shallow ground water appears to be limited to the area under the dry cleaner facility and rear of the building (southerly ground water flow). A soil vapor investigation and a private well survey will be included as part of the site remedial investigation.

Environmental History

- As part of a routine Phase 1 Environmental Site Assessment (July 2004), a limited soil investigation discovered a potential area of concern associated with the dry cleaner facility. Since then, environmental investigations performed at the site have included the installation of soil borings (February 23, 2005 - delineated soils contaminated with tetrachloroethene) and ground water monitoring well installations (October 24, 2005) to assess the quality of the local ground water. In addition, the property has been surveyed to assist in determining ground water flow direction. Two rounds of ground water sampling have been performed to date (November 16, 2005 and February 22, 2006). Ground water flows in a southerly direction from the dry cleaner facility (source area); only the well immediately to the rear of the dry cleaner has exhibited perc contamination; no off-site impact has been documented.

Administrative History

Pre-Application meeting with NYSDEC	August 2005 (<i>completed</i>)
Prepare/Submit BCP Application	May 2005 (<i>completed</i>)
BCP Agreement	February 2006 (<i>completed</i>)
Prepare/submit the draft Citizen Participation Plan (CPP)	March 2006 (<i>completed</i>)
Prepare/submit the draft RIWP	April 2006 (<i>completed</i>)
Prepare/submit the Remedial Investigation Report	May/June 2006

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

Oceanside Public Library
30 Davison Avenue
Oceanside, NY 11572-2209
(516) 766-2360

Who to Contact

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

Project Related Questions

Mr. Abdur Rahman
Division of Environmental Remediation
NYSDEC – Region 1
SUNY Building - 40
Stony Brook, New York 11790-2356
(631) 444-0247
axrahman@gw.dec.state.ny.us

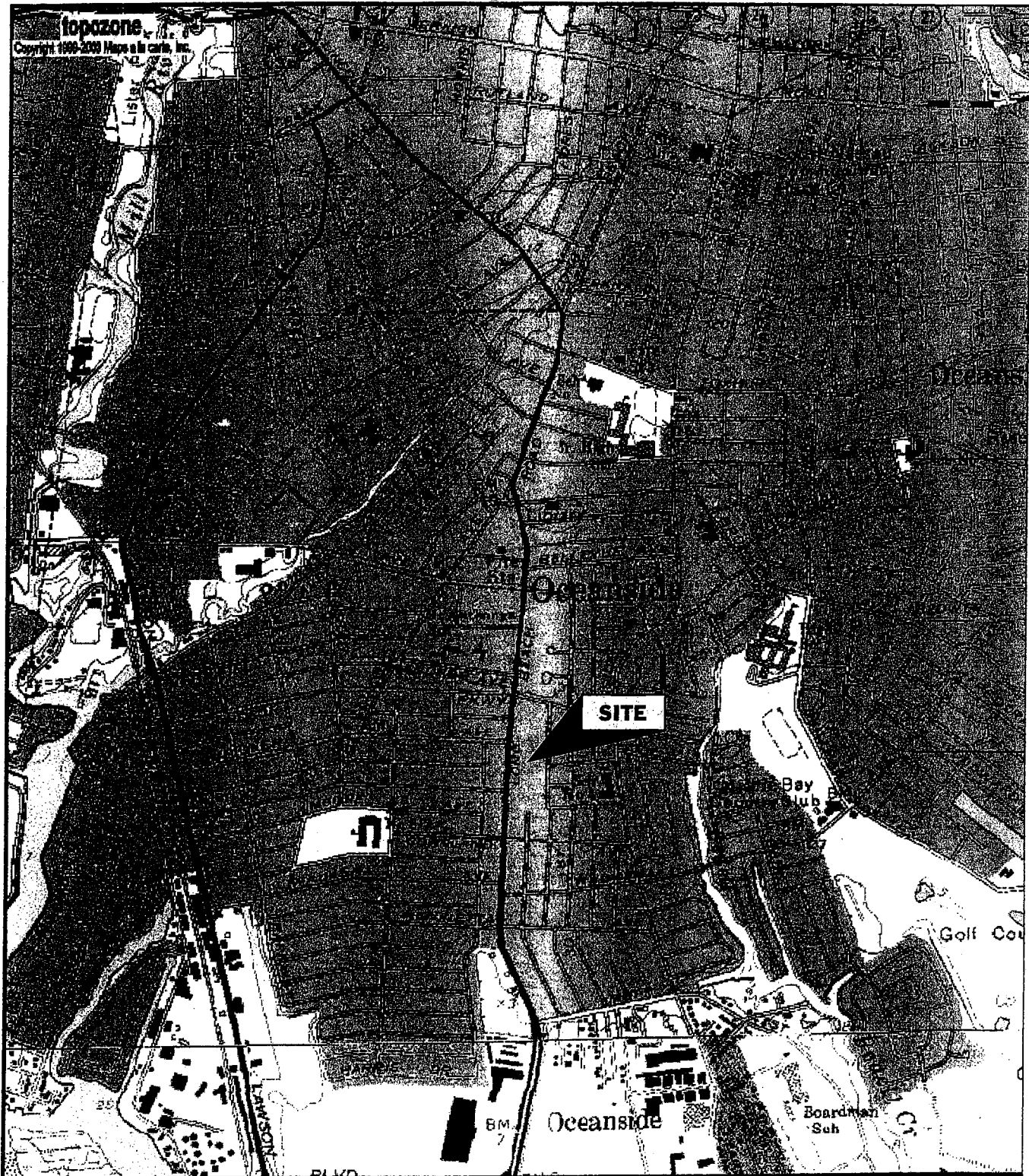
Health Related Questions

Ms. Jacquelyn Nealon
New York State Department of Health
547 River Street, Room 300
Troy, NY 12180-2216
1-800-458-1158 x27870

If you know someone who would like to be added to the project mailing 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.

Appendix A – Site Location Map



0 0.3 0.6 0.9 1.2 1.5 km
0 0.2 0.4 0.6 0.8 1 mi
Map center is 40° 38' 19"N, 73° 38' 24"W (WGS84/NAD83)
Lynbrook quadrangle
Projection is UTM Zone 18 NAD83 Datum

M *
G
M=-13.594
G=0.886