



FACT SHEET

Brownfield Cleanup Program

Oceanside Plaza, Oceanside, NY
Site Number C130158

February 2009

Draft Interim Remedial Action Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews two proposed interim remedial actions (IRMs) that are expected to address the bulk of the environmental contamination related to the Oceanside Plaza site located at 3131-3221 Long Beach Road in Oceanside in the Village of Oceanside, Town of Hempstead, Nassau County. (See the enclosed site location map.) An IRM is a discrete set of actions that can be implemented during the investigation of a site and will result in a more timely cleanup of the contamination. See map for the location of the site. The proposed IRMs are described in the "Revised IRM Letter Work Plan" dated September 10, 2008 to excavate contaminated soils in the rear of the dry cleaning store at Oceanside Plaza and the "Revised Active Sub-Slab IRM Work Plan" dated September 18, 2008 to construct and operate a soil vapor extraction system to address soil contamination beneath the building slab of the dry cleaning store. Both work plans were 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.

Public Comments About the Draft IRM Work Plans

NYSDEC is accepting written public comments about the two draft IRM work plans for 45 days, from **February 18, 2009** through **April 6, 2009**. The draft IRM work plans are available for public review at the document repository identified in this fact sheet. Written comments should be submitted to: Robert Stewart, New York State Department of Environmental Conservation, SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790-3409

Highlights of the Draft IRM Work Plans:

1) IRM Letter Work Plan, September 10, 2008:

This work plan proposes to excavate some soil that is contaminated with tetrachloroethene (PCE) related to former dry cleaning operations at the dry cleaning store in this strip mall. This soil contamination is in an unpaved area in the rear of the store. This contamination is the source of the PCE related contamination in the underlying groundwater and is one of the sources of the sub-slab PCE vapors that have been detected beneath the building slab in immediately adjacent stores of the strip mall.

2) Active Sub-Slab Vent System IRM Work Plan, September 18, 2008:

An earlier soil excavation to remove soil contamination by PCE from beneath the slab of the dry cleaning store was only partially successful. A soil vapor extraction system (SVES) will be installed to "vacuum" out the remaining soil contamination. A slotted, horizontal PVC pipe was placed in the bottom of the soil excavation trench. This pipe will be connected to a three horsepower vacuum motor. The extracted vapor phased contaminants will be initially treated with activated carbon. If subsequent air monitoring during system operation indicates that further treatment is not necessary to meet applicable air regulations, the carbon treatment may no longer be required. Besides removing the contaminants from the soil, the SVES will capture sub-slab vapors to help prevent vapor migration to nearby stores in the strip mall and to residential properties located to the east of the mall.

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.ny.gov/chemical/brownfields.html

The two IRMs are expected to remove the majority of the residual soil contamination at the site. This will remove the primary sources of soil vapors that are a threat to the indoor air quality in nearby stores and properties. The IRMs will also remove the source of the groundwater contamination and would be expected to result in improved groundwater quality in time.

Additional sampling conducted during and after the IRMs have been completed, including additional groundwater sampling, soil vapor sampling, and sampling of the indoor air quality in nearby stores, will determine the effectiveness of these measures to remediate the site. This supplemental sampling will be part of the ongoing Remedial Investigation and will be reported later in the Remedial Investigation (RI) Report.

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

Next Steps

NYSDEC will consider public comments prior to final approval of the two IRM work plans. If necessary, the work plans would be revised to address relevant public comments prior to approval. When NYSDEC approves the IRM Work Plans, Oceanside Associates, LLC may proceed with the design and construction of the IRMs. It is estimated that design and construction activities will take about six months to complete.

The IRMs proposed for Oceanside Plaza site are relatively simple. NYSDEC has determined that site-specific technical plans that are included in IRM work plans are sufficient to guide construction. No additional design documents will be needed.

NYSDEC will inform the public of the results of the IRMs at the Oceanside Plaza site. When the RI has been completed and a draft RI report has been prepared, another fact sheet will be distributed to the public that will include details on the implementation of the IRMs and RI. The final site remedy, which also requires consideration of public input, will be proposed after the IRMs have been implemented and the RI has been completed.

Background

Site Description

This 7.45 acre site is located in a suburban setting at 3131-3221 Long Beach Road, Oceanside, Nassau County. There are residential properties located to the south and east of the plaza and commercial properties located to the north and west of the plaza. 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 Cleaners). 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.

Site History and Environmental History

A dry cleaner in the relative center of the mall is believed to be the source for a historic release of tetrachloroethene (PCE), the solvent used at the dry cleaning store. Releases in the vicinity of the dry cleaning machine and in an unpaved area in the rear of the store have resulted in soil and groundwater contamination by PCE. A Phase 1 Environmental Site Assessment was completed in July 2004. Other environmental investigations performed at the site before the site entered the Brownfield Cleanup Program have included the collection of soil samples in February 2005, the installation of monitoring wells in October 2005, and the collection of two rounds of groundwater samples in November 2005 and February 2006. A soil excavation was done inside the dry cleaning store to remove PCE contaminated soil from beneath the building slab between October 2005 and December 2005.

Remedial Investigation (RI)

Most of the original scope of work for the Remedial Investigation Work Plan (RIWP) that was the subject of an April 2006 fact sheet has been completed. However, supplemental sampling will be required to further define the contamination. Some of this sampling will be done after the proposed IRMs have been implemented. The draft RI report, when available, will be the subject of a subsequent fact sheet for this site.

The ongoing RI has already delineated the affected soils and the on-site portion of the groundwater contamination. The source of the groundwater contamination is in the unpaved area in the rear of the dry cleaning store. The groundwater contamination is confined to the shallow portion of the underlying aquifer and extends at least to the downgradient property border. The groundwater flow direction is towards the south-southeast. At this time, no potential users of the contaminated groundwater have been identified. A private well survey will be conducted.

A partially completed soil vapor investigation has detected elevated subsurface soil vapors in the rear of the dry cleaning store and in sub-slab soil vapor samples that were collected from beneath the dry cleaning store and two adjacent stores. Some of these vapors have migrated into the indoor air in the sampled stores. The IRMs will provide timely remediation to limit the future impacts to indoor air quality. Although some PCE has been detected in the indoor air in the adjacent stores that were sampled, the highest concentrations detected are slightly below the overall guidance value of 100 micrograms per cubic meter for PCE. The concentrations detected do require the implementation of mitigative measures. Additional air sampling will be performed after the IRMs have been implemented.

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>)
RIWP revised and approved	Approved June 2007 (<i>completed</i>)
Field Work for the RI performed	August 2007 to December 2007 (<i>completed</i>)

FOR MORE INFORMATION

Document Repository

Document repositories have been established at the following locations to help the public to review important project documents. These documents include the two draft IRM Work Plans that are the subject of this fact sheet.

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

NYSDEC - Region 1 - SUNY @ Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409
(631) 444-0244

Who to Contact

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

Project Related Questions

Mr. Robert Stewart
NYSDEC – Region 1 - SUNY @ Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409
(631) 444-0244
rrstewar@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

For more information on IRMs please visit the NYSDEC website at: <http://www.dec.ny.gov/chemical/8659.html>

For more information on health and exposure issues, please visit the NYSDOH website at:

<http://www.health.state.ny.us/environmental/about/exposure.htm>

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.