

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: Oceanside Plaza
DEC Site #: C130158
Address: 3131-3221 Long Beach Road
Oceanside, NY 11572

Have questions?
See
"Who to Contact"
Below

Report Recommends No Further Action at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a no further action remedy for the Oceanside Plaza site ("site") located at 3131-3221 Long Beach Road, Oceanside, Nassau County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information."

New York State Department of Environmental Conservation (NYSDEC) has prepared a proposed decision document (PDD) that recommends no further action at the site. The PDD was prepared based upon a remedial investigation (RI) report submitted to NYSDEC by Oceanside Plaza Associates, LLC ("applicant"). The RI describes the results of the site investigation.

How to Comment

NYSDEC is accepting written comments on the PDD for 45 days, from **June 10, 2013** through **July 24, 2013**. The PDD and the RI report are available for public review at the location identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

No Further Action Remedy

Under the No Further Action alternative, a site management plan approved by the Department will prescribe the necessary monitoring requirements to ensure that the interim remedial measures implemented at the site remain effective in protecting human health and the environment.

An institutional control in the form of an environmental easement will be placed on the property to ensure compliance with the site management plan as well as to restrict the use of groundwater.

Institutional and Engineering Controls

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, 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 or vapor barrier.

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

- Decision Document
- Monitoring Plan
- Site Management Plan
- Operation and Maintenance Plan
- Environmental Easement
- Groundwater Use Restriction

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

- Soil Vapor Extraction

Next Steps

NYSDEC will make any necessary revisions and issue the decision document and its no further action recommendation. The decision document will be made available to the public (see “Where to Find Information” below).

When an approvable Final Engineering Report is received by the Department, NYSDEC will issue a "Certificate of Completion" to the applicant. Upon receiving a Certificate of Completion, the applicant:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

The applicant will be eligible to redevelop the site after receiving the Certificate of Completion from NYSDEC. A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms and conditions of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The site is located on Long Beach Road in the Hamlet of Oceanside, Town of Hempstead, Nassau County, New York. The subject property is a commercial shopping center. One of the stores within Oceanside Plaza has been an operational dry cleaning facility since 1977.

Site Features: The site is located in a commercial setting. The site is almost entirely covered by the shopping center and the asphalt parking lot. There is a strip of unpaved property to the rear of the shopping center. The entire site encompasses 7.45 acres.

Current Zoning/Use: The site is currently zoned for commercial use and is an active multi-tenant shopping center.

Past Use of the Site: The operation of a dry cleaners, which occupies one of the stores within the strip mall, is the source of tetrachloroethylene (PCE) that has been detected in on-site soil and groundwater.

Site Geology/Hydrogeology: Subsurface soil is composed of medium/coarse sands with some organic matter and urban fill. Depth to groundwater is approximately 5' to 7' below grade, depending on seasonal variation, and the groundwater flow direction is to the south/southeast.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C130158>

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 may include recreation, housing, business or other uses.

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public stay informed.

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

NYSDEC Region 1
SUNY @ Stony Brook 50 Circle Road
Stony Brook, NY 11790-3409
phone: (631) 444-0240

Who to Contact

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

Project Related Questions

Jamie Ascher
Department of Environmental Conservation
Division of Environmental Remediation
SUNY at Stony Brook 50 Circle Road
Stony Brook, NY 11790-3409
631-444-0240
jxascher@gw.dec.state.ny.us

Site-Related Health Questions

Steve Karpinski
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
518-402-7880
BEEI@health.state.ny.us

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.

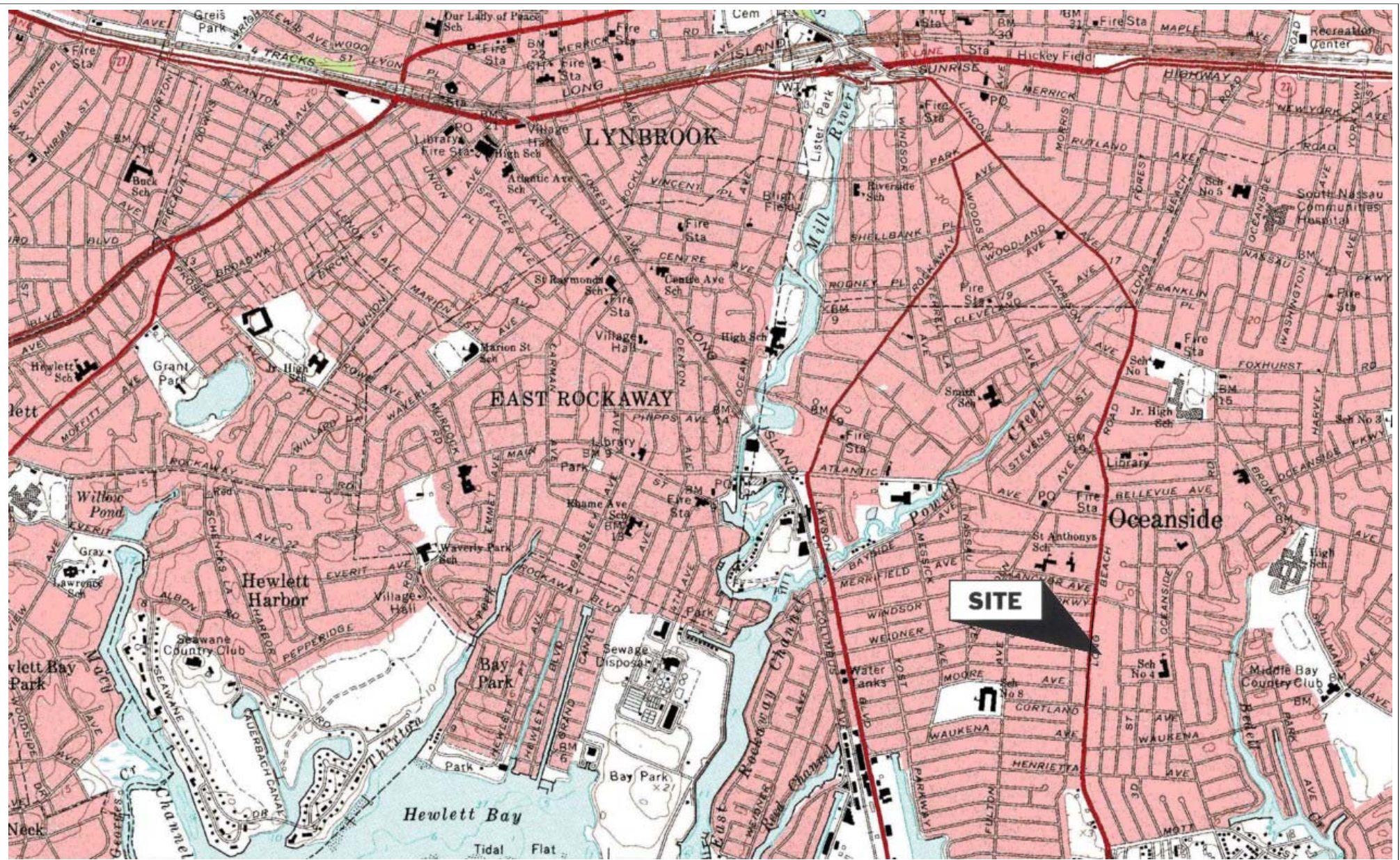
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



RELIANCE ENVIRONMENTAL, INC.

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**Figure 1:
Site Location Map**

USGS Lynbrook, NY 7.5 Minute Topographic Quadrangle

Oceanside Plaza

3131-3221 Long Beach Road

Town of Hempstead, Nassau County, NY

Scale: 1" ~ 1,320'