

Brownfield Cleanup Program -- Fact Sheet Template Instructions

Fact Sheet Template #2: Before DER Approves Remedial Investigation Report and Cleanup is Recommended – if No Action or No Further Action, skip to #3)

Note: Template #2 describes the key findings of the remedial investigation.

Preparation:

- X If this is the first fact sheet being drafted for this site, it must be mailed to the entire site contact list and posted to the listserv. In this case, retain the next page as the first page of the fact sheet: “Act Now to Continue Receiving Information About This Site!” Otherwise delete. Note: the top sheet is available in [Español \(PDF\)](#).
- X Language highlighted in yellow can be customized for your site. Material in brackets is optional or an example. When done, delete highlighting and brackets.
- X Site Map – Remember to include in the last page. Note: The Office of Communications Services (OCS) can assist, if asked, to generate site maps and figures for fact sheets. Contact Mary Maguire of OCS – email: mary.maguire@dec.ny.gov ; phone: 518-402-5850.
- X Consider the public’s limited knowledge of the technical aspects of the project and use appropriate language, avoiding jargon and acronyms. Any technical terms that cannot be avoided should be explained and/or defined.
- X If project documents will be made available online, retain the public website information on page 1. **Update the web page address as appropriate.** Be sure the documents are posted to the web before releasing the fact sheet to the public.
- X Delete or alter “boilerplate” fact sheet language only if necessary to accurately describe the site-specific remedial project.
- X When done, check and correct any formatting issues.
- X Be sure the regional Citizen Participation Specialist has an opportunity to review the draft.
- X Project manager must create a PDF of the fact sheet being posted to the listserv.

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

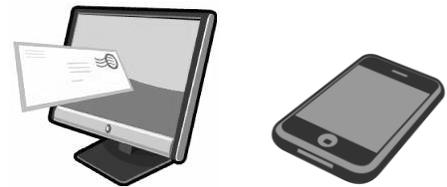
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

JAY'S LUCKY CLEANERS

3220-3224 Long Beach Road,
Oceanside, NY 11572

SITE No. C130219

NYSDEC REGION 1

DECEMBER 2018

Remedial Investigation Report / Proposed Interim Remedial Measures Work Plan at Brownfield Site;

Public Comment Period Announced

The public is invited to comment on the Remedial Investigation Report (RIR) and an Interim Remedial Measures Work Plan (IRMWP) that was prepared for Brownfield Cleanup Site No. C130219 (Jay's Lucky Cleaners) located at 3220-3224 Long Beach Road, Oceanside, NY (the "site"). A site location map is provided on page 3. Documents related this site can be found at the location(s) identified to the left under "Where to Find Information."

Based on the historical use of the site as a drycleaner and the confirmed presence of chlorinated solvents in groundwater beneath the site from preliminary investigation work, the site was accepted into the New York State Brownfields Cleanup Program (BCP). As part of the BCP, a remedial investigation was required to be completed to supplement historical investigation work. During the remedial investigation work conducted at the site, chlorinated solvents were detected in soil vapor beneath the existing site building above the applicable standards, criteria and guidance values (SCGs). An IRMWP was prepared proposing the installation of a sub-slab depressurization system (SSDS) with the purpose of removing these vapors from the subsurface to ensure there is no threat to public health.

Based on the available data, the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) tentatively approved in the installation of the SSDS. Further, it has been determined that the site poses a significant threat to the public health due to the potential off-site migration of vapor; therefore, with consideration to comments from the public, the NYSDEC will be responsible for selecting and approving the final remedy for the site, as well as directing the completion of additional investigation work off-site. Prior to approving the RIR and proceeding with the preparation of a Remedial Action Work Plan (RAWP), the NYSDEC is requesting comments from the public regarding the RIR and the IRMWP.

How to Comment: NYSDEC is accepting written comments concerning the RIR and IRMWP for 45 days. Specifically, the comment period is from **February 1** through **March 18, 2019**. The referenced reports are available for public review at the locations identified on the left side of this document under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

Document Repository Name

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

[Project documents also are available on the NYSDEC website at:
<http://www.dec.ny.gov/chemical/8431.html>

Who to Contact:

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

Project-Related Questions

Sarken Dressler, Project Manager
NYSDEC
50 Circle Rd,
Stony Brook, New York 11754
(631) 444-0246
sarken.dressler@dec.ny.gov

Project-Related Health Questions

Scarlett McLaughlin
NYSDOH

Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860

Scarlett.mclaughlin@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

BROWNFIELD CLEANUP PROGRAM

Site Description: The site is a 0.23 acre parcel located in a mixed residential/commercial business area at 3220 – 3224 Long Beach Road in Oceanside, New York. The site contains a single-story, three-unit strip mall. A dry cleaner has occupied one of these units since at least 1959. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C130219) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

Highlights of the Remedial Investigation Report: A remedial investigation (RI) was completed at the site in accordance with the NYSDEC-approved investigation work plan. The purpose of the RI was to delineate soil, groundwater, and soil vapor impacts at the site, particularly chlorinated solvent impacts. The scope of the investigation included a geophysical investigation, delineation of soil impacts and groundwater impacts, confirmation of groundwater flow directionality, and characterization of on-site soil vapor intrusion. Details and results of the work completed is outlined in the RIR.

In general, the RIR identified chlorinated solvents such as tetrachloroethylene (PCE) and trichlorethylene (TCE) as the primary contaminant of concern. More specifically, PCE and TCE were detected in soil vapor on-site and beneath the existing building at concentrations that require mitigation measures. Based on the data, the NYSDEC and NYSDOH has determined that the site poses as a significant threat to public health, which warrants further investigation off-site.

Proposed Interim Remedial Measures:

The proposed interim remedial measures (IRM) is the installation and operation of a sub-slab depressurization system (SSDS) at the site, which was tentatively approved for installation by the NYSDEC and NYSDOH. The SSDS was installed during the remedial investigation phase and is tentatively scheduled for full operation by December 2018. The purpose of the SSDS to capture vapors in the subsurface to ensure there is no threat to public health.

Next Steps: The NYSDEC will consider public comments for the RIR and the Interim Remedial Measures Work Plan (IRMWP), make any necessary revisions and, if appropriate, approve the reports and its proposed recommendations. The approved reports will be made available to the public under "Where to Find Information" on Page 1 of this fact sheet.

Once the RIR and IRMWP is approved, a Remedial Action Work Plan (RAWP) will be prepared that includes a Remedial Alternatives Analysis as well as identify Remedial Action Objectives (ROAs). This RAWP will be made available for public comment as well.

Note that to address potential off-site soil vapor intrusion concerns, the NYSDEC and NYSDOH will direct the completion of an off-site vapor intrusion investigation. The NYSDEC will keep the public informed as investigation and remedial work continues to be performed at the site.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

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

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 at:

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.

BROWNFIELD CLEANUP PROGRAM

SITE LOCATION MAP

