



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Jay's Lucky Cleaners
DEC Site #: C130219
Address: 3220 to 3224 Long Beach Road
Oceanside, NY 11572

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Jay's Lucky Cleaners site ("site") located at 3220 to 3224 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(s) identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **September 27, 2016** through **October 27, 2016**. The proposed plan is available for review at the location(s) 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

The remedial investigation (RI) has several goals:

1. Define the nature and extent of contamination at the site
2. Identify potential source areas of contamination
3. Determine if remedial action is needed to protect human health and the environment
4. Collect sufficient data to advance the remediation of the site.

The investigation will be performed by P.W. Grosser Consulting, Inc. with oversight from the NYSDEC and the NYSDOH.

Previous investigations at the site have identified chlorinated volatile organic compounds (CVOCs) including tetrachloroethene (PCE) in groundwater beneath the site. PCE is a commonly used dry cleaning solvent, and its presence in groundwater beneath the site is indicative a source area associated with the onsite dry cleaning establishment.

The RI will include a geophysical survey to evaluate whether subsurface structures that may be acting as a source of groundwater impact are present at the site (e.g., tanks, drywells, etc.), and the collection of soil, groundwater, soil vapor and indoor air samples from the subject property to fully characterize environmental conditions beneath the subject property. The investigation is intended to evaluate onsite impact. Results of the RI will be used to develop an appropriate remedy for the site.

The details of the proposed investigation described in the Remedial Investigation Work Plan (RIWP) and this document can be found at the locations identified below under "Where To Find Information".

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see "Where to Find Information" below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

Jay's Lucky Cleaners is located in a suburban area. The site address is 3220-3224 Long Beach Road, Oceanside, Nassau County, New York. The site is identified as Nassau County Section 43, Block 336, Lot 42. The site is bordered on the north by a commercial property, on the east by Long Beach Road, on the west by residential and commercial properties, and on the south by Montgomery Avenue.

Site Features:

The site consists of one (1) 1-story retail strip buildings with three retail units and front(west) and side(south) parking lots. The site is approximately 0.23 acres in area. The building was constructed in 1959. Prior to construction of the building, the lot was vacant.

Current Zoning and Land Use:

The site is currently used and zoned for commercial use. The surrounding parcels are currently used for a combination of commercial and residential.

Past Use of the Site:

Past site uses have included a convenience store, surf shop, massage parlor, and dry cleaner. A dry cleaner has occupied a unit within the 3220-3224 since at least 1959 based on the property card archive and continuously from 1983 to the present.

Site Geology and Hydrogeology:

The site is located within the southern portion of Nassau County, Long Island, New York. The geologic setting of Long Island is well documented and consists of crystalline bedrock composed of schist and gneiss overlain by layers of unconsolidated deposits. Immediately overlying the bedrock is the Raritan Formation, consisting of the Lloyd sand confined by the Raritan Clay Member. The Lloyd sand is an aquifer and consists of discontinuous layers of gravel, sand, sandy and silty clay, and solid clay. The Raritan Clay is a solid and silty clay with few lenses of sand and gravel; abundant lignite and pyrite; and gray, red or white in color.

Above the Raritan Clay lies the Magothy Formation. The Magothy Aquifer consists of layers of fine to coarse sand of moderate to high permeability, with inter-bedded lenses of silt and clay of low permeability resulting in areas of preferential horizontal flow. Therefore, this aquifer generally becomes more confined with depth. The Magothy Aquifer is overlain by the Jameco and Upper Glacial Aquifer systems. The Upper Glacial Aquifer is the water table aquifer at this location and is comprised of medium to coarse sand and gravel with occasional thin lenses of fine sand and brown clay. This aquifer extends from the land surface to the top of the Magothy and, therefore, is hydraulically connected to the Magothy Aquifer.

The site overlies an interconnected aquifer system consisting of the upper glacial deposits and the underlying Magothy Formation. Depth to groundwater in the underlying glacial aquifer is approximately 5-6 feet below ground surface (bgs). The lithologic description of the sediments from soil borings installed during previous investigations at the site identifies the materials as coarse brown sand.

Groundwater beneath the property is class GA denoting potential use as potable water. Drinking water wells were not identified down-gradient of the site.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C130219>

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>

FOR MORE INFORMATION

Where to Find Information

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

Oceanside Library
Attn: Vivian Monaco
30 Davison Ave
Oceanside, NY 11572
phone: 516-766-2360
(vmonaco@oceansidelibrary.com)

NYSDEC
Attn: Bill Fonda
50 Circle Road
Region 1
Stony Brook, NY 11790-3409
phone: 631-444-0350
(bill.fonda@dec.ny.gov)

Who to Contact

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

Project Related Questions

Jahan Reza
Department of Environmental Conservation
Division of Environmental Remediation
SUNY at Stony Brook 50 Circle Road
Stony Brook, NY 11790-3409
631-444-0242
jahan.reza@dec.ny.gov

Site-Related Health Questions

Scarlett McLaughlin
New York State Department of Health
Empire State Plaza-Corning Tower-Room 1787
Albany, NY 12237
518-402-7860
scarlett.mclaughlin@health.ny.gov

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.

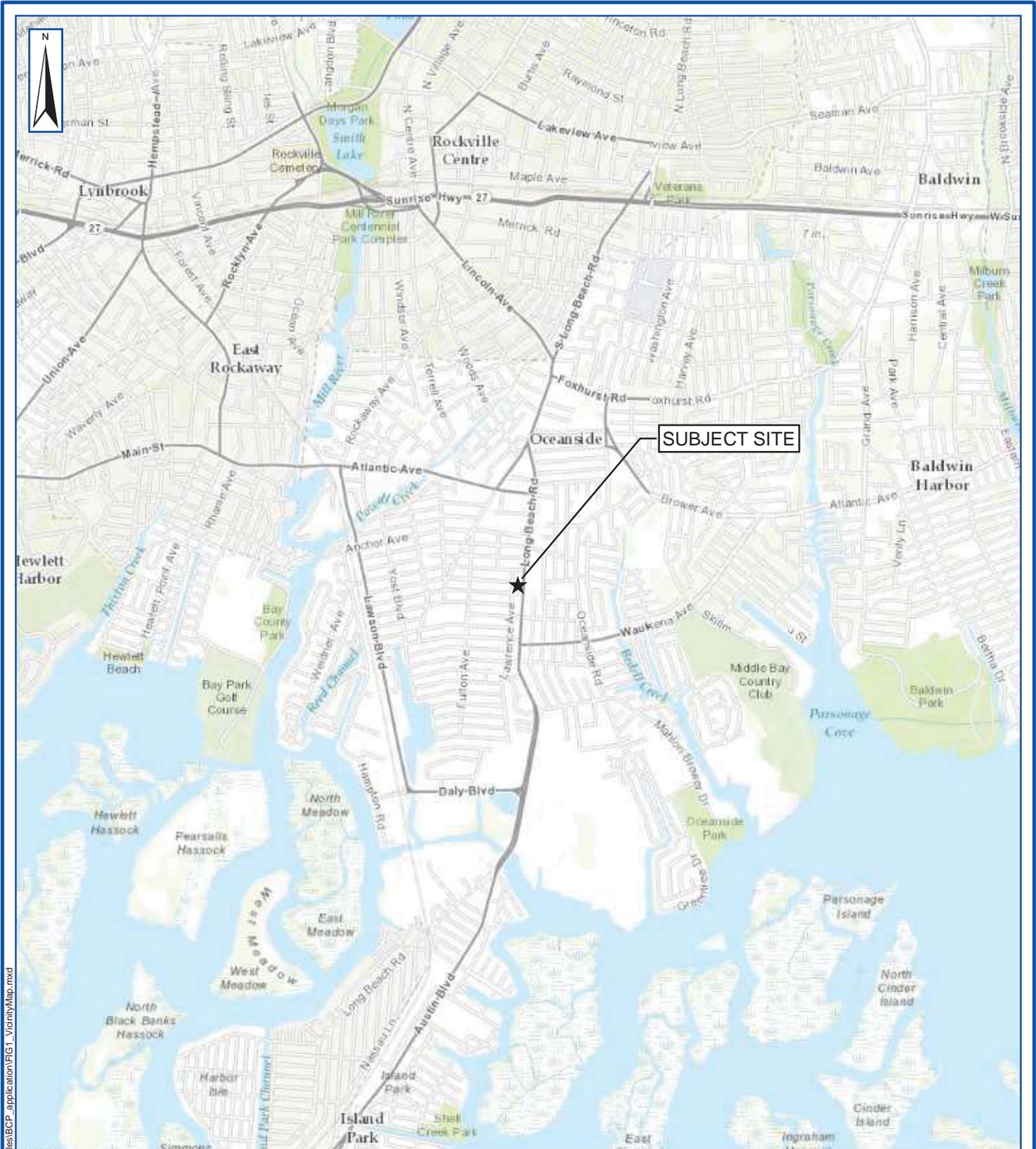
Receive Site Fact Sheets by Email

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.



Document Path: G:\Projects\S-Z\UPC1502\mapfiles\BCP_application\FIG1_VicinityMap.mxd



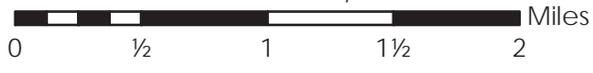
PWGC
Strategic Environmental and Engineering Solutions

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SUBJECT SITE VICINITY

JAY'S LUCKY CLEANERS
3220-3224 LONG BEACH ROAD
OCEANSIDE, NY



Project:	UPC1502
Date:	6/18/2015
Designed by:	BB
Drawn by:	BB
Approved by:	JF
Figure No:	1