NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report

DATE: 11/2/2011

Site Code: 130049 **Site Name:** American Drive-In Cleaners
City: Levittown **Town:** Hempstead
Region: 1 **County:** Nassau
Current Classification: 02 **Proposed Classification:** 04
Estimated Size (acres): 0.30 **Disposal Area:** Structure
Significant Threat: Previously **Site Type:** Dry Cleaner
Priority ranking Score: 275 **Project Manager:** Payson Long

Summary of Approvals

Originator/Supervisor: Susan Edwards	**09/14/2011**
RHWRE: Walter Parish:	**08/12/2011**
BEEI of NYSDOH:	**10/27/2011**
CO Bureau Director: Michael Cruden, Director, Remedial Bureau E:	**09/15/2011**
Assistant Division Director: Robert W. Schick, P.E.:	**11/02/2011**

Basis for Classification Change

Hazardous waste disposal at this site was addressed by implementation of the remedy identified for the site by one or more Records of Decision. The construction of the components of the site-wide remedy is complete. The Final Engineering Report(s) (FER) (or its equivalent) confirms that the remedy has been constructed consistent with the requirements in the ROD(s). Management of contamination remaining at the site, including any required monitoring, is and has been controlled pursuant to a Site Management Plan (SMP) (or its equivalent). Institutional controls in the form of existing use and development restrictions limiting the useof groundwater as a potable or process water without necessary water quality treatment as
determined by the Nassau County Department of Health (NCDOH) from the affected areas.A significant threat to public health and the environment no longer exists at the site. The site is properly remediated and requires site management, therefore, it qualifies for Class 4 status on the Registry of Inactive Hazardous Waste disposal sites.

Site Description - Last Review: 09/14/2011

Location: The American Drive-in Cleaners site consists of approximately 0.37 acres, located at 3801 Hempstead Turnpike, Levittown, Nassau County, New York. The site is located on the north side of Hempstead Turnpike, several hundred feet east of its intersection with Wantagh Avenue.

Site Features: The site includes a 4,800 square foot masonry block building currently vacant. There is an

8,000 square foot parking area on the south side of the building and small, unpaved areas on the east, north and west sides.

Current Zoning/Use(s): The area around the site consists of commercial properties along Hempstead Turnpike, with Island Trees schools and residential areas on side streets nearby.

Historical Use(s): The site was developed and the current building constructed in the mid 1950's. American Drive-In Cleaners has occupied the building since it was constructed and was the sole occupant at one time. Prior to 1981, wastewater from the building drained into one of several cesspools located north and east of the building. PCE, or wastewater containing PCE, was apparently disposed of in drains leading to the two cesspools on the east side of the building at some time before 1981.

The building was connected to the public sewer system in 1981. In addition, a small area of soil contaminated by PCE is present near the northwest corner of the building at the surface. This area of contamination is likely due to a small PCE spill or improper disposal of PCE contaminated waste at an unknown time.

In September of 1990, the Nassau County Department of Public Works (NCDPW) installed five monitoring wells on a then vacant piece of property directly across the street and hydraulically downgradient from the American Drive-In Cleaners site. Groundwater from some of these monitoring wells was found to be contaminated by PCE. NCDPW then asked the Nassau County Department of Health (NCDOH) to investigate American Drive-In Cleaners as a possible source of the contamination.

In December 1990, NCDOH conducted a soil vapor survey and collected a surface soil sample near the northwest corner of the building on the American Drive-In Cleaners property. The vapor samples indicated PCE contamination and the soil sample was found to contain 1,500 parts per million (ppm) of PCE. The site was then referred to NYSDEC and in December of 1991 was listed as a Class 2 inactive hazardous waste disposal site based on the NCDOH findings. A Class 2 site is one which presents a significant threat to the public health or the environment.

A Remedial Investigation (RI) was conducted between September 1997 and November 2000. During this investigation several soil, groundwater, and sediment samples were collected. Based on the results of the samples collected during the RI, certain areas of the Site required remediation.

In January 2001 the site was split into two operable units, Operable Unit 1, the on-Site area north of Hempstead Turnpike, and Operable Unit 2, the area south of and beneath Hempstead Turnpike. The contamination of concern in Operable Unit 2 is the off-site groundwater PCE plume.

Site Geology and Hydrogeology:

Overburden deposits encountered at the site consist of glacial outwash, in some cases covered by 1 to 7 feet of sandy silt fill. The two deposits pertinent to the site are the upper glacial outwash deposit and the Magothy Formation.

From the surface to a depth of approximately 85 feet is the upper glacial outwash deposit. The upper glacial

outwash consists of brown gravelly sand. The water bearing unit within this deposit, beginning at a depth of approximately 34 feet, is known as the upper glacial aquifer. In Nassau County the upper glacial aquifer is generally used only for irrigation. Groundwater flow in the Upper Glacial aquifer is generally to the south in the vicinity of the site.

Below 85 feet is the Magothy Formation. As the deepest borings at the site were completed to a maximum depth of 121 feet, this investigation did not determine the lower extent of the Magothy Formation. However, the Magothy Formation is typically at least several hundred feet thick on much of Long Island. The observed portion of the Magothy Formation consisted of brown, silty, fine to medium grained sand. The Magothy aquifer is a very productive groundwater source and is the primary source of potable drinking water in Nassau County.

Contaminants of Concern (Including Materials Disposed)	**Quantity Disposed**
OU 00	
TETRACHLOROETHYLENE (PCE)	
OU 01	
TETRACHLOROETHYLENE {(PCE OR "PERC.") (F002)}	0.00
OU 02	
1,1,2-TRICHLORETHYLENE	0.00
TETRACHLOROETHYLENE (PCE)	0.00
DICHLOROETHYLENE	0.00

Analytical Data Available for : Groundwater, Soil, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Groundwater, Drinking Water

Site Environmental Assessment- Last Review: 09/14/2011

Nature and Extent of Contamination:
Prior to remediation: In December 1991 the NYSDEC listed the Site as a Class 2 inactive hazardous waste disposal site. From 1997 through 2000, NYSDEC performed a RI/FS at the Site wherein NYSDEC found PCE in soil and groundwater samples taken at and in the vicinity of the Site.
Groundwater: Groundwater samples were taken from 16 monitoring wells and an irrigation well at Island Trees High School. Five of these wells, the three-well MW-7 cluster immediately downgradient of the cesspool source area and the upgradient MW-6 pair of background wells, are on-site (OU1 area). Two of the on-site monitoring wells were shallow, water table wells of about 40 feet in depth. The results of groundwater sampling and analysis indicated a plume of contamination from the site heading to the southeast from the site. PCE was the primary contaminant found in all the impacted wells, although breakdown products of PCE, TCE and DCE, were also found in concentrations above groundwater standards. The groundwater standard for all three of these compounds is 5 ppb. The highest concentrations of these contaminants were found in the shallow monitoring wells and concentrations decreased with depth. PCE contamination was prestn as high as 16,000 ppb and TCE and DCE were also present at highs of 230 ppb and 140 ppb respectively. Toluene was also detected in a monitoring well at a concentration of 18 ppb, however, since groundwater samples from shllow wells did not contain toluene this contamination was not determined to be attributable to the site. The high concentrations of PCE in groundwater indicated that undissolved PCE was likely present in the saturated soils of this area.

DATE: 11/2/2011

Site Code: 130049 **Site Name:** American Drive-In Cleaners

Soil: PCE was the only VOC found in soils which exceeded soil cleanup guidelines. PCE concentrations exceeded soil cleanup guideline of 1.4 ppm in 5 of the 28 soil samples analyzed. Test pit TP- 1 uncovered the tops of two cesspools on the east side of the building on the American Drive-In Cleaners site property. The highest concentrations were found in a sediment sample from the bottom of the southernmost cesspool, from a depth of 11 - 12 feet below grade, which contained 130,000 ppm of PCE, or 13% PCE. To address the extremely high concentration of PCE in this sample an Interim Remedial Measure (IRM) was undertaken to remove this material.

Soil samples taken at a depth of 14 to 16 feet immediately adjacent to the southern most of the two cesspools contained 25,000 ppm, or 2.5% by weight, of PCE. The soil sample was taken from the bottom of the northernmost of the two cesspools contained 6.4 ppm of PCE. Test pits were also dug in three locations north of the site building where three additional inactive cesspool clusters with a total of 10 cesspools are located. None of the samples taken from within these cesspools exceeded soil cleanup guidelines. Near the northwest corner of the on-site building a soil sample taken from a depth of 4 to 6 feet was found to contain 36 ppm of PCE. On the west side of the building, a soil sample taken from a depth of 4 to 6 feet was found to contain PCE at a concentration of 11 ppm. Other than these five samples, none of the other soil samples taken during the Remedial Investigation exceeded the soil cleanup guideline of 1.4 ppm for PCE.
Surface Water: Not Applicable.
Air: In December 1990, soil vapor samples and surface soil samples taken by the NCDOH near the northwest corner of the Site, came back positive for PCE contamination. In May 2001 a Sub-Slab Depressurization system (SSDS) consisting of 6 actively vented vapor depressurization wells was installed beneath the OU-1 retail properties to eliminate exposure to elevated VOC concentrations in indoor air. In May 2008, a vapor monitoring event determined that the sub-slab and indoor air vapor concentrations warranted continued operation of the SSDS according to NYSDOH guidelines. In May 2008, a vapor monitoring event to assess the individual SVE well vapor concentrations determined that continued operation of the SVE system was necessary to address elevated vapor concentrations found in select wells.
Post-Remediation: The results of the October 2007 subsurface investigation indicate that the soil within the vadose zone beneath OU-1 has been remediated to below NYSDEC 375 Unrestricted Use SCOs. However, based on the May 2008 soil vapor sampling results for the SSDS, continued operation of the system was warranted.
The results of the recent groundwater monitoring events indicate that there is still residual PCE contamination in the saturated zone beneath both OU-1 and OU-2. The residual contamination is detected at select wells at both the MW-7 cluster of monitoring wells and the MW-8 cluster in excess of the NYSDEC TOGS Groundwater Standard of 5 ug/l for PCE. During each of the subsequent monitoring events, the concentrations of PCE contamination have been declining.

Site Health Assessment - Last Update: 09/12/2011

DATE: 11/2/2011

Site Code: 130049 **Site Name:** American Drive-In Cleaners

Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement and people will not come into contact with site-related soil and groundwater contamination unless they dig below these materials. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because the site building is unoccupied, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a current concern. The potential for soil vapor intrusion to occur on-site will be evaluated should the site building be re-occupied and/or if new construction occurs. A subslab depressurization system is to be installed at an adjacent (off-site) building to prevent vapors beneath the slab from entering the building. Vapor intrusion concerns are limited to this one building.

	Start		End	
OU 00				
OGC Docket - Access	1/28/09	ACT	4/7/11	ACT
OGC Docket - Other	10/1/07	ACT	4/5/11	ACT
Periodic Review	6/26/09	ACT	3/15/11	ACT
Periodic Review	3/15/12	PLN	4/29/12	PLN
Site Management	2/1/01	ACT	2/28/20	PLN
OU 01				
Reclass Pkg.	8/5/11	ACT	2/28/12	PLN
Remedial Design	3/15/07	ACT	3/28/08	TRM
Remedial Investigation	5/1/97	ACT	3/30/01	ACT
OU 01A				
Remedial Action	8/1/99	ACT	8/1/99	ACT
Remedial Design	6/1/99	ACT	6/1/99	ACT
OU 02				
Remedial Design	3/15/07	ACT	7/31/07	TRM
Remedial Investigation	3/6/01	ACT	9/24/02	ACT
OU 03				
VI Evaluation	1/5/06	ACT	6/30/11	ACT

Remedy Description and Cost

Remedy Description for Operable Unit 01

In-situ chemical oxidation in the alley at the east end of the building. A SVE system to collect VOCs. Asphalt cover on unpaved areas to enhance SVE preformance and reduce infiltration of precipitation. Groundwater extraction and treatment system. A long-term groundwater monitoring program. Institutional controls restricting groundwater usage.

Total Cost $2,721,000

DATE: 11/2/2011

Site Code: 130049 **Site Name:** American Drive-In Cleaners

Remedy Description for Operable Unit 01A

Removal of contaminated sediments from an abandoned leaching pool.

Total Cost

Remedy Description for Operable Unit 02

This OU is an investigation of offsite groundwater related to the American Drive In Cleaners site.

In-situ air sparging system to treat contaminated groundwater at 50-80feet. SVE system to capture the air containing VOCs between 20 and 30 feet. Long term monitoring prgram (up to 30 years). PCE in the groundwater will be allowed to attenuate over time.

Total Cost $0

Remedy Description for Operable Unit 03

ICAR memo signed by DOH and DEC on June 30, 2011

Total Cost

OU 00 **Site Management Plan Approval: 02/01/2001** **Status: ACT**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report

DATE: 11/2/2011

Site Code: 130049 **Site Name:** American Drive-In Cleaners

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
11/2/2011

SITE DESCRIPTION

SITE NO. 130049

SITE NAME American Drive-In Cleaners

SITE ADDRESS: 3801 Hempstead Turnpike ZIP CODE: 11552

CITY/TOWN: Levittown

COUNTY: Nassau

ALLOWABLE USE:

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	☐	☒
Monitoring Plan	☒	☐
Operation and Maintenance (O&M) Plan	☒	☐

Periodic Review Frequency: once a year

First Periodic Review Date: 03/15/2012

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report

DATE: 11/2/2011

Site Code: 130049 **Site Name:** American Drive-In Cleaners

Description of Institutional Control

Kasper Trust
3801 Hempsted Blvd
BETHPAGE TPKE
Deed Restriction
Block: 000
Lot: 10
Sublot:
Section: 515
Subsection: 35
S_B_L Image:
Ground Water Use Restriction
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan

Description of Engineering Control

Kasper Trust
3801 Hempsted Blvd
BETHPAGE TPKE
Deed Restriction - Institutional Control Instrument
Block: 000
Lot: 10
Sublot:
Section: 515
Subsection: 35
S_B_L Image:
Cover System

NEW YORK
state department of
HEALTH

Nirav R. Shah, M.D., M.P.H.
Commissioner

Sue Kelly
Executive Deputy Commissioner

October 27, 2011

Mr. Michael Cruden, Bureau Director
Remedial Bureau E
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway 11th Floor
Albany, New York 12233-7011

Re: Reclassification Package
American Drive-In Cleaners
Site #130049
Levittown (V), Nassau County

Dear Mr. Cruden:

Per your request, we have reviewed the New York State Department of Environmental Conservation's (NYSDEC's) proposal to reclassify the above-referenced site from Class 2 to Class 4 on the NYSDEC's Registry of Inactive Hazardous Waste Disposal Sites. Specifically, we have reviewed the proposal to determine whether this reclassification is protective of public health. I understand that remedial actions have been implemented and there is contamination remaining in groundwater, soil, and soil vapor. I also understand that through site management human exposures to this residual contamination are being, or will be, addressed as follows.

- Groundwater: Groundwater use at the site is restricted without necessary water quality treatment.
- Soil: Use and development of this site is restricted to commercial and industrial uses. If existing cover systems are removed, soil containing contaminants exceeding applicable cleanup objectives for these uses will be removed from the site, treated and/or re-covered.
- Soil Vapor: If the site is redeveloped or reoccupied and contamination remains at the site, a soil vapor intrusion evaluation will be completed. A sub-slab depressurization system installed in an off-site building will continue to be operated and monitored.

Based on this information, I believe the proposal is protective of public health and concur with the Class 4 (requires continued site management) classification. If you have any questions, please contact me at (518) 402-7880.

Sincerely,

Steven M. Bates, Acting Director
Bureau of Environmental Exposure Investigation

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, NY 12233-7020
Phone: (518) 402-9553 • Fax: (518) 402-9547
Website: www.dec.ny.gov

Joe Martens
Commissioner

NOV - 4 2011

Sanderina R. Kasper
Kasper (1977) Irrevocable Trust
P.O. Box 2160
St. James, New York 11780

Dear Ms. Kasper:

As mandated by Section 27-1305 of the Environmental Conservation Law (ECL), the New York State Department of Environmental Conservation (Department) must maintain a Registry of all inactive disposal sites suspected or known to contain hazardous waste. The ECL also mandates that this Department notify the owner of all or any part of each site or area included in the Registry of Inactive Hazardous Waste Disposal Sites as to changes in site classification.

Our records indicate that you are the owner or part owner of the site listed below. Therefore, this letter constitutes notification of change in the classification of such site in the Registry of Inactive Hazardous Waste Disposal Sites in New York State.

DEC Site No.: 130049
Site Name: American Drive-In Cleaners
Site Address: 3801 Hempstead Turnpike, Levittown, New York 11552

Classification change from Class 2 to Class 4

The reason for the change is as follows:

- Hazardous waste disposal at this site was addressed by implementation of the remedy identified for the site by one or more Records of Decision (ROD). The construction of the components of the site-wide remedy is complete. The Final Engineering Report(s) (FER) (or its equivalent) confirms that the remedy has been constructed consistent with the requirements in the ROD(s). Management of contamination remaining at the site, including any required monitoring, is and has been controlled pursuant to a Site Management Plan (SMP) (or its equivalent). Institutional controls in the form of existing use and development restrictions limiting the use of groundwater as a potable or process water without necessary water quality treatment as determined by the Nassau County Department of Health (NCDOH) from the affected areas. A significant threat to public health and the environment no longer exists at the site. The site is properly remediated and requires site management.

Enclosed is a copy of the Department's Inactive Hazardous Waste Disposal Site Report form as it appears in the Registry. An explanation of the site classifications is available at http://www.dec.ny.gov/chemical/8663.html. The Law allows the owner and/or operator of a site listed in the Registry to petition the Commissioner of the New York State Department of Environmental Conservation for deletion of such site, modification of site classification, or modification of any information regarding such site, by submitting a written statement setting forth the grounds of the petition.

Such petition may be addressed to:

Honorable Joseph J. Martens
Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1010

For additional information, please contact Payson Long, the project manager at 518-402-9813.

Sincerely,

Kelly A. Lewandowski, P.E.
Chief
Site Control Section

Enclosures

ec: D. Desnoyers
D. Weigel
A. English
K. Lewandowski
P. Long

bec: w/Enc.
S. Bates, NYSDOH
M. Cruden, Director, Remedial Bureau E
S. Edwards, Remedial Bureau E
C. Elgut, Regional Attorney, Region 1
R. Evans, Regional Permit Administrator, Region 1
W. Parish, RHWRE, Region 1
S. Heigel, Site Control Section

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Inactive Hazardous Waste Disposal Report

Site Code	130049				
Site Name	American Drive-In Cleaners	**Address**	3801 Hempstead Turnpike		
Classification	04	**City**	Levittown	**Zip**	11552
Region	1	**County**	Nassau	**Town**	Hempstead
Latitude	40 degrees, 43 minutes, 33.60 seconds			**Estimated Size**	0.3000
Longitude	-73 degrees, 29 minutes, 43.31 seconds				
Site Type	Dry Cleaner	**Disposal Area**	Structure		

Site Description

Location: The American Drive-in Cleaners site consists of approximately 0.37 acres, located at 3801 Hempstead Turnpike, Levittown, Nassau County, New York. The site is located on the north side of Hempstead Turnpike, several hundred feet east of its intersection with Wantagh Avenue.

Site Features: The site includes a 4,800 square foot masonry block building currently vacant. There is an 8,000 square foot parking area on the south side of the building and small, unpaved areas on the east, north and west sides.

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The building was connected to the public sewer system in 1981. In addition, a small area of soil contaminated by PCE is present near the northwest corner of the building at the surface. This area of contamination is likely due to a small PCE spill or improper disposal of PCE contaminated waste at an unknown time.

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From the surface to a depth of approximately 85 feet is the upper glacial outwash deposit. The upper glacial outwash consists of brown gravelly sand. The water bearing unit within this deposit, beginning at a depth of approximately 34 feet, is known as the upper

glacial aquifer. In Nassau County the upper glacial aquifer is generally used only for irrigation. Groundwater flow in the Upper Glacial aquifer is generally to the south in the vicinity of the site.

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Analytical Data Available for : Groundwater, Soil, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Groundwater, Drinking Water

Site Environmental Assessment

Nature and Extent of Contamination:
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Groundwater: Groundwater samples were taken from 16 monitoring wells and an irrigation well at Island Trees High School. Five of these wells, the three-well MW-7 cluster immediately downgradient of the cesspool source area and the upgradient MW-6 pair of background wells, are on-site (OU1 area). Two of the on-site monitoring wells were shallow, water table wells of about 40 feet in depth. The results of groundwater sampling and analysis indicated a plume of contamination from the site heading to the southeast from the site. PCE was the primary contaminant found in all the impacted wells, although breakdown products of PCE, TCE and DCE, were also found in concentrations above groundwater standards. The groundwater standard for all three of these compounds is 5 ppb. The highest concentrations of these contaminants were found in the shallow monitoring wells and concentrations decreased with depth. PCE contamination was present as high as 16,000 ppb and TCE and DCE were also present at highs of 230 ppb and 140 ppb respectively. Toluene was also detected in a monitoring well at a concentration of 18 ppb, however, since groundwater samples from shallow wells did not contain toluene this contamination was not determined to be attributable to the site. The high concentrations of PCE in groundwater indicated that undissolved PCE was likely present in the saturated soils of this area.

Soil: PCE was the only VOC found in soils which exceeded soil cleanup guidelines. PCE concentrations exceeded soil cleanup guideline of 1.4 ppm in 5 of the 28 soil samples analyzed. Test pit TP- 1 uncovered the tops of two cesspools on the east side of the building on the American Drive-In Cleaners site property. The highest concentrations were found in a sediment sample from the bottom of the southernmost cesspool, from a depth of 11 - 12 feet below grade, which contained 130,000 ppm of PCE, or 13% PCE. To address the extremely high concentration of PCE in this sample an Interim Remedial Measure (IRM) was undertaken to remove this material.

Soil samples taken at a depth of 14 to 16 feet immediately adjacent to the southern most of the two cesspools contained 25,000 ppm, or 2.5% by weight, of PCE. The soil sample was taken from the bottom of the northernmost of the two cesspools contained 6.4 ppm of PCE. Test pits were also dug in three locations north of the site building where three additional inactive cesspool clusters with a total of 10 cesspools are located. None of the samples taken from within these cesspools exceeded soil cleanup guidelines. Near the northwest corner of the on-site building a soil sample taken from a depth of 4 to 6 feet was found to contain 36 ppm of PCE. On the west side of the building, a soil sample taken from a depth of 4 to 6 feet was found to contain PCE at a concentration of 11 ppm. Other than these five samples, none of the other soil samples taken during the Remedial Investigation exceeded the soil cleanup guideline of 1.4 ppm for PCE.
Surface Water: Not Applicable.
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concentrations found in select wells.
Post-Remediation: The results of the October 2007 subsurface investigation indicate that the soil within the vadose zone beneath OU-1 has been remediated to below NYSDEC 375 Unrestricted Use SCOs. However, based on the May 2008 soil vapor sampling results for the SSDS, continued operation of the system was warranted.
The results of the recent groundwater monitoring events indicate that there is still residual PCE contamination in the saturated zone beneath both OU-1 and OU-2. The residual contamination is detected at select wells at both the MW-7 cluster of monitoring wells and the MW-8 cluster in excess of the NYSDEC TOGS Groundwater Standard of 5 ug/l for PCE. During each of the subsequent monitoring events, the concentrations of PCE contamination have been declining.

Site Health Assessment

Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement and people will not come into contact with site-related soil and groundwater contamination unless they dig below these materials. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because the site building is unoccupied, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a current concern. The potential for soil vapor intrusion to occur on-site will be evaluated should the site building be re-occupied and/or if new construction occurs. A subslab depressurization system is to be installed at an adjacent (off-site) building to prevent vapors beneath the slab from entering the building. Vapor intrusion concerns are limited to this one building.

Owners

Current Owner(s)

Sanderina R. Kasper

Kasper (1977) Irrevocable trust

P.O. Box 2160

St. James NY 11780

Previous Owner(s)

SANDERINA KASPER

PARVIZ NEZAMI

8925 CHARLESTON PARK

ORLANDO FL

Operators

Previous Operator(s)

PARVIZ NEZAMI

PARVIZ NEZAMI

3801 HEMPSTEAD TURNPIKE

HEMPSTEAD NY

New York State Department of Environmental Conservation

PUBLIC NOTICE | **State Superfund Program**

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

Site Name: American Drive-In Cleaners **November 30, 2011**
Site No. 130049 **Tax Map No.** 46-574-64
Site Location: 3801 Hempstead Turnpike, Levittown, NY 11552

Inactive Hazardous Waste Disposal Site Classification Notice

The Inactive Hazardous Waste Disposal Site Program (the State Superfund Program) is the State's program for identifying, investigating, and cleaning up sites where the disposal of hazardous waste may present a threat to public health and/or the environment. The New York State Department of Environmental Conservation (Department) maintains a list of these sites in the Registry of Inactive Hazardous Waste Disposal Sites (the "Registry"). The site identified above, and located on a map on the reverse side of this page, was recently reclassified on the Registry as a Class 4 site that no longer presents a significant threat to public health and/or the environment for the following reason(s):

Remedial actions have been implemented and there is contamination remaining in groundwater, soil, and soil vapor. Through site management human exposure to this residual contamination are being, or will be addressed as follows:
Groundwater – Groundwater use at the site is restricted without necessary water quality treatment.
Soil – Use and development of this site is restricted to commercial and industrial uses. If existing cover systems are removed, soil containing contaminants exceeding applicable cleanup objectives for these uses will be removed from the site, treated and/or re-covered.
Soil Vapor – If the site is redeveloped or reoccupied and contamination remains at the site, a soil vapor intrusion evaluation will be completed. A sub-slab depressurization system installed in an off-site building will continue to be operated and monitored.

The Department will keep you informed throughout the investigation and cleanup of the site.

If you own property adjacent to this site and are renting or leasing your property to someone else, please share this information with them. If you no longer wish to be on the contact list for this site or otherwise need to correct our records, please contact the Department's Project Manager listed below.

FOR MORE INFORMATION

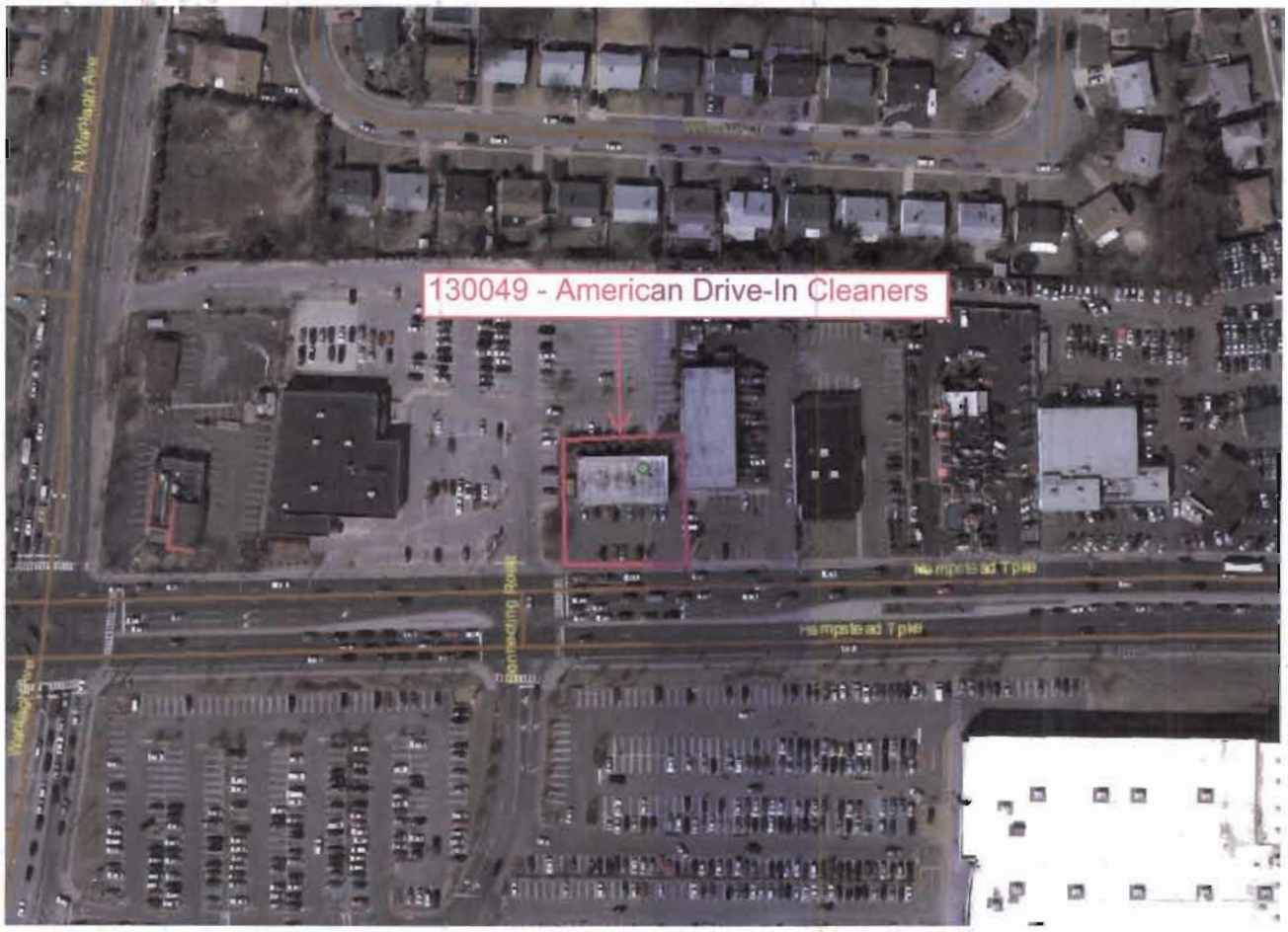
Additional information about this site can be found using the Department's "Environmental Site Remediation Database Search" engine which is located on the internet at: www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

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

Project Related Questions
Payson Long, Project Manager
NYS Department of Environmental Conservation
625 Broadway
Albany, New York 12233-7013
518-402-9813
pdlong@gw.dec.state.ny.us

The Department is sending you this notice in accordance with Environmental Conservation Law Article 27, Title 13 and its companion regulation (6 NYCRR 375-2.7(b)(6)(ii)) which requires the Department to notify all parties on the contact list for this site of this recent action.

Approximate Site Location
American Drive-In Cleaners
Site ID 130049
3801 Hempstead Turnpike, Levittown, NY 11552



Receive Site Updates by Email

Have site information such as this public notice 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: 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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you received this notice by way of a county email listserv.

Electronic copies:

D. Desnoyers, Director, Division of Environmental Remediation
A. English, Director, Bureau of Technical Support
K. Lewandowski, Chief, Site Control Section
M. Cruden, Director, Remedial Bureau E
W. Parish, RHWRE, Region 1
R. Evans, Regional Permit Administrator, Region 1
B. Fonda, Regional CPS, Region 1
S. Bates, NYSDOH
S. McLelland, NYSDOH
L. Ennist, DER, Bureau of Program Management
J. DeFranco, Nassau County
P. Long, Project Manager
S. Heigel, Site Control Section

Current Occupant
3801 Hempstead Turnpike
Levittown, NY 11756

Current Occupant
3811 Hempstead Turnpike
Levittown, NY 11756

Current Occupant
3767 Hempstead Turnpike
Levittown, NY 11756

Current Occupant
3777 Windsor Dr.
Levittown, NY 11756

Current Occupant
3780-3850 Hempstead Turnpike
Levittown, NY 11756

Kate Murray, Town Supervisor
One Washington Street
Hempstead, NY 11550

Mark A. Bonilla, Town Clerk
One Washington Street
Hempstead, NY 11550

Gary Hudes,
6th District Council Member
One Washington Street
Hempstead, NY 11550

Edward P. Mangano, Co. Executive
Office of the County Executive
1550 Franklin Avenue
Mineola, NY 11501

Maureen O'Connell, County Clerk
240 Old Country Rd.
Mineola, NY 11501

Health Department
106 Charles Lindbergh Blvd.
Uniondale, NY 11553

Levittown Tribune
Newspaper
132 East 2nd Street
Mineola, NY 11501

Town of Hempstead Water Dept.
Water Dept.
1995 Prospect Ave
East Meadow, NY 11554

Island Trees Public Schools
59 Straight Lane
Levittown, NY 17756

Wisdom Lane Middle School
120 Center Lane
Levittown, NY 11756

Levittown Memorial Education
150 Abbey Lane
Levittown, NY 17756

Levittown Public Schools
120 Division Avenue
Levittown, NY 17756

10-17-1 (6/97)—q

TO: Commissioner

The attached is submitted for your signature by

CCU - Colleen Gavigan

It has been checked and approved by

JUN 27 2007

NAME	INITIAL	DATE
V. Washington		7/2/07
A Crocker 268572		7/
S. Cwiakin		7/3/07
[illegible]		
[illegible] 268572	(Draft concurrence attached)	7/19/07

Please return to CCU after the sign-offs are complete.

1-30-049 Vol 6

CCU CORRESPONDENCE #: 200703214
GOVERNOR'S NUMBER:

Correspondent:
Mr. GEORGE PAVLOU
US ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

ADDRESSED TO: Commissioner
CORRESPONDENCE DATE: 6/15/2007

SUBJECT:
PROPERTY TRANSFER AGREEMENT RE: AMERICAN DRIVE-IN CLEANERS SUPERFUND SITE, LEVITTOWN, NASSAU COUNTY, NY

ROUTE DATE	ACTION	ROUTE TO	DUE DATE
06/26/2007	For Signature	COMMISSIONER GRANNIS	

Notes:
A BUCK SLIP NEEDED TO BE ATTACHED FOR V. WASHINGTON & S. GRUSKIN'S S/O BEFORE BEING SENT TO THE COMMISSIONER FOR SIG 6/26/07

CC:

New York State
Department Of Environmental Conservation

7/26/07
The Commissioner's copy has been made.
OK for distribution.

DEC
CCU
(518) 402-8546

RECEIVED
JUL 03 2007
OFFICE OF
GENERAL COUNSEL

From: Katherine J Comerford <kjc05@health.state.ny.us>
To: <datuohy@gw.dec.state.ny.us>
Date: 7/19/2007 11:34 AM

Dolores,
The New York State Department of Health concur and agree with the EPA's transfer agreement to DEC for operation and maintenance of the SVE and sub-slab system at the American Drive-In Cleaners site. The following numbers are acceptable: 6µg/m3 in the indoor air, 81µg/m3 at the intake to the sub-slab system and 810µg/m3 at the intake to the SVE system.
-Katie

Katie Comerford, Research Scientist
Bureau of Environmental Exposure Investigation
New York State Department of Health
547 River Street, Room 300
Troy, New York 12180
kjc05@health.state.ny.us
phone: 518-402-7880

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

JUN 1 5 2007

Alexander B. Grannis, Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-0001

Re: Property Transfer Agreement
American Drive-In Cleaners Superfund Site, Levittown, Nassau County, NY

Dear Commissioner Grannis:

Enclosed please find a Property Transfer Agreement that transfers responsibility for the American Drive-in Cleaners Site (the "Site") from the Environmental Protection Agency ("EPA") to the New York State Department of Environmental Conservation ("NYSDEC"). This document has been developed through the cooperative effort of appropriate members of our respective staffs.

In December 1991, NYSDEC listed the Site as a Class 2 inactive hazardous waste disposal site. In late December 2000 and February 2001, during the pendency of the State's Remedial Investigation, indoor air sampling was conducted at the Site and very high levels of tetrachloroethylene ("PCE") were detected. To immediately address the high PCE contamination in the indoor air, NYSDEC installed a soil vapor extraction ("SVE") system to reduce PCE concentrations in the soil. NYSDEC subsequently issued a ROD that called for soil treatment via SVE and groundwater treatment.

On May 8, 2001, EPA received a written request from NYSDEC to conduct an emergency response action at the Site because the contaminant levels in the indoor air had not dropped sufficiently with the State's SVE system. EPA then installed an upgraded, more powerful SVE system. EPA has upgraded the SVE system, installed subslab depressurization systems, performed quarterly air and soil gas sampling, performed periodic soil sampling and conducted other investigations to better define the extent of the soil contamination impacting the indoor air at the Site. The systems are removing significant amounts of PCE and the levels are close to the targets EPA has established for the action.

Although the purpose of EPA's removal action was to address the high levels of PCE in the indoor air of the building at the Site, the SVE system has been effective in removing PCE from both the soil and groundwater at the Site. After discussions with NYSDEC, it was determined that EPA would return the Site to NYSDEC. The attached Property Transfer Agreement sets forth the conditions upon which the Site is being transferred back to NYSDEC and includes,

among other things, a provision that NYSDEC will operate the SVE and subslab systems until the PCE cleanup levels of 6 ug/m3, 81 ug/m3, and 810 ug/m3 are met in the indoor air, at the intake to the sub-slab systems and at the intake to the SVE systems, respectively.

Five copies of the Agreement, which I have signed, are enclosed for your signature. Each copy shall be deemed an original, and each signatory should retain one copy of the agreement. Please forward one copy of the executed Agreement to me for our records.

If you have any questions, please contact me directly at 212-637-4390 or have your staff call Lou DiGuardia at 732-906-6927.

Thank you for your cooperation.

Sincerely yours,

William McCabe

George Pavlou, Director
Emergency & Remedial Response Division

cc: Jerry Ryder, NYSDEC
Lou Diguardia, USEPA

Enclosure

PROPERTY TRANSFER AGREEMENT

Between the U.S. Environmental Protection Agency, Region II and

the New York State Department of Environmental Conservation

on behalf of the State of New York

for

AMERICAN DRIVE-IN CLEANERS SUPERFUND SITE

CERCLIS number NYD981565666

I. Purpose

The purpose of this agreement is to effect an orderly transfer of materials and equipment consisting of the soil vapor extraction system ("SVE") and subslab depressurization systems ("subslabs") which are part of the removal action at the American Drive-In Cleaners Superfund Site ("Site"), 3801 Hempstead Turnpike, Levittown, Nassau County, New York, from the United States Environmental Protection Agency ("EPA") to the New York State Department of Environmental Conservation ("NYSDEC") on behalf of the State of New York ("State"). It is the intention of EPA and NYSDEC that these systems continue to be operated until the cleanup levels specified in Section II.C. below are met.

II. Transfer Agreement

A. Applicability. This Transfer Agreement applies only to the American Drive-In Superfund Site.

B. Site History. The Site includes a strip mall that housed various dry-cleaning businesses from the mid-1950's through 2000. These operations resulted in the disposal of tetrachloroethylene ("PCE") at the Site. In December 1991 NYSDEC listed the Site as a Class 2 inactive hazardous waste disposal site. From 1997 through 2000, NYSDEC performed a Remedial Investigation/Feasibility Study ("RI/FS") at the Site wherein NYSDEC found PCE in soil and groundwater samples taken at and in the vicinity of the Site. Following the conclusion of the RI/FS, indoor air sampling was conducted in several of the buildings on-Site revealing concentrations of PCE in the indoor air ranging from 800 micrograms/cubic meter ("ug/m^3") to 5,500 ug/m^3. These levels exceeded the New York State Department of Health guidelines for PCE in indoor air which recommend that immediate action be taken for concentrations of PCE over 1000 ug/m^3 and action to be taken for concentrations over 100 ug/m^3. In December 2000, NYSDEC ordered American Drive-In Cleaners to immediately disconnect and empty the dry cleaning machines because of violations of New York State rules regulating dry cleaning

facilities. Between December 2000 and February 2001 additional air sampling was conducted at the facility. Sample results revealed PCE concentrations from 1,420 ug/m^3 to 5,370 ug/m^3. To immediately address the high PCE contamination in the indoor air, in February 2001, NYSDEC installed an SVE system to reduce PCE concentrations in the soil, and sealed openings where soil vapor could possibly enter the building. On March 30, 2001, NYSDEC issued its First Operable Unit Record of Decision for the Site which selected SVE to address contaminated soil and in-situ chemical oxidation and extraction and treatment to address contaminated groundwater.

On May 8, 2001, EPA received a written request from NYSDEC to conduct an emergency response action at the Site. While indoor air quality had improved with the installation of the NYSDEC SVE system, contaminant levels had not consistently dropped below the NYSDOH 1,000 ug/m^3 guideline. The NYSDEC's SVE system, a 50 cubic foot per minute ("CFM") system, was designed to operate on lower concentrations of contaminants and volumes of material. The system was unable to adequately reduce the level of contamination found at the Site.

On May 8, 2001, EPA began an emergency removal action at the Site. EPA installed an upgraded, more powerful, but temporary trailer mounted, 200 CFM SVE system and took certain other interim measures, such as inspecting the building foundations for cracks, and sealing them to help mitigate the threat of further air contamination. EPA subsequently replaced the temporary SVE system with a permanent system, installed additional SVE wells and six sub-slab depressurization systems, to further alleviate PCE contamination in the indoor air. EPA attempted to have the owner of the property take over the operation of the SVE and subslab systems until 6 ug/m^3 is achieved in the indoor air, 81 ug/m^3 is achieved at the intake to the subslab systems, and 810 ug/m^3 is achieved at the intake to the SVE system. The property owner refused. EPA has continued to maintain and operate the SVE and subslab systems and perform quarterly and additional monitoring as needed. Through January 2007, approximately 4003 lbs. of PCE have been removed from the soil at the Site. As of October 2006, PCE concentrations were averaging < 6 ug/m^3 in indoor air, up to 116 ug/m^3 at the intake to the subslab systems and averaging up to 2,600 ug/m^3 at the intake to the SVE system with all systems operating.

C. Funding and Performance after Transfer.

Upon transfer of the SVE and subslab systems at the Site to the State, the State shall be solely responsible for the funding of and operation and maintenance of the SVE and subslab systems. The State agrees to operate the SVE and subslab systems at least until such time as PCE reaches the following levels: 6 ug/m^3 in the indoor air, 81 ug/m^3 at the intake to the subslab systems, and 810 ug/m^3 at the intake to the SVE system.

D. Transfer of Records.

EPA will provide necessary Site-related documents, which are not already in the State's possession, to the State on or before the date of transfer. Records to be transferred in accordance with this paragraph are listed in **Appendix A** attached hereto. These records will be provided in

electronic and/or hard copy, as available.

E. EPA-Owned Property and Equipment.

EPA-owned property and equipment associated with the Removal Action at the Site is identified on the Equipment Disposition List attached hereto as **Appendix B.** All such equipment and property will be transferred to the State on or before the date of transfer. Upon such transfer, full title to all items identified on the Equipment Disposition List is granted to the State. The State is responsible for future equipment repairs, replacement and disposal, and EPA will have no further responsibility for such property or equipment. Attached as **Appendix C** is a determination by the EPA Region 2 Property Officer that all equipment and property has a negligible independent value outside of the American Drive-In Cleaners Site and therefore has no value to the United States. There will be no requirement for transfer of funds to EPA upon demolition or dismantling of the SVE or subslab systems.

In witness whereof, the parties hereto have executed this Site Transfer Agreement for transfer of responsibility of the SVE and subslab systems from EPA to New York State for the American Drive-In Cleaners Site in five (5) copies, each of which shall be deemed an original.

FOR THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

William McCabe 6-15-07

George Pavlou, Director — DATE
Emergency & Remedial Response Division

FOR THE STATE OF NEW YORK

7-25-07

Alexander B. Grannis, Commissioner — DATE
New York State Department of Environmental Conservation

APPENDIX A

LIST OF SITE-RELATED RECORDS

APPENDIX A

LIST OF SITE-RELATED RECORDS

1. American Drive-in Cleaners, Operation & Maintenance Manual, Earth Techology, - May 1, 2007.

2. American Drive-in Cleaners, Site Map, May 1, 2007 (revised).

3. American Drive-in Cleaners, SVE PCE Discharge Rates - March 2007.

4. American Drive-in Cleaners, Site Monitoring Data for the period July 2001 to May 2007.

5. American Drive-in Cleaners, Summary Analytical Data, for the period December 2001 to April 2007.

6. Quality Assurance Project Plan, American Drive-in Cleaners, May 1, 2007 (revised)

7. Disposal Information:
   - O Vapor Phase Carbon Data
   - O Sampling Plan/Quality Assurance Project Plan,

8 American Drive-in Cleaners, Health & Safety Plan, Earth Technology, May 1, 2007 (revised)

9. Sampling Reports:

   O Trip Report: U.S. Environmental Response Team (ERT)/Response Engineering Analytical Contract (REAC), American Drive-in Cleaners Site, Soil Boring Report, June 8, 2005.

   O Trip Report: U.S. Environmental Response Team (ERT)/Response Engineering Analytical Contract (REAC), American Drive-in Cleaners Site, SVE Well Installation Report, June 8, 2005.

   O Trip Report: U.S. Environmental Response Team (ERT)/Response Engineering Analytical Contract (REAC), American Drive-in Cleaners Site, June 8, 2005.

APPENDIX B

EQUIPMENT DISPOSITION LIST

APPENDIX B

EQUIPMENT DISPOSITION LIST

Soil Vapor Extraction System (SVE)

The SVE system is rated for 24-hour continuous operation, in an on-site shed (10 ft by 16ft. in size), with the following specifications:

3.

4. O Positive displacement rotary lobe vacuum blower, rated for up to 225 scfm at a minimum of 6" to 7" of Hg vacuum. The blower is fitted with a discharge silencer. The system motors are TEFC.

5. O 80-gallon, horizontal knockout tank, designed for minimum 99% efficiency air/water separationbwith non-fouling moisture coalescing media. The tank is fitted with a continuous level sensor with sight tube, which controls a progressive cavity condensate transfer pump.

6. O The blower influent line includes an airflow meter/totalizer, a liquid-filled vacuum gauge and a field-adjustable vacuum relief valve. Throttling and air make-up valves are included with a 10-micron particulate filter.

O The blower effluent line includes a liquid-filled pressure gauge, a sampling port, and a temperature gauge.

3. O The SVE system is skid mounted, with all integral piping, wiring, and controls included. A skid mounted, self-enclosed control panel with motor starter (NEMA 4) is provided, with a power disconnect.

4. O The control system is automated and fail-safe to the extent specified below, requiring only periodic operator attention for major fault conditions and scheduled preventive maintenance: SVE separator tank pump on/off control, SVE separator tank high level alarm, low vacuum cut off, high pressure cut off and hour meter/totalizer. Any improper or fault conditions which are sensed by the monitoring devices listed above will cause the associated alarm to be activated, and the system automatically shut down.

O The SVE blower and progressive cavity condensate transfer pump have explosion-proof rating, with NEMA 7 motors, and accessories to conform to the UL listing for hazardous/intrinsically-safe locations, designated as Class 1, Division 2, Group D.

One, 2,000 lb. Vapor-Phase Granular Activated Carbon Vessel

SVE Wells 1- 7 , ADC 8-11, and six sub-slab systems with independent radon blowers.
Electrical service connected to the operating building.

APPENDIX C

FINDINGS AND DETERMINATION
Disposition of U.S. Government Property at the American Drive-In Cleaners Superfund Site in Levittown, New York

FINDINGS AND DETERMINATION
DISPOSITION OF U.S. GOVERNMENT PROPERTY
AT THE AMERICAN DRIVE-IN CLEANERS SUPERFUND SITE
ON LONG ISLAND, NEW YORK

Findings:
The American Drive-In Cleaners Superfund Site ("Site") requires additional mitigation to ensure that PCE does not intrude into the indoor air of the building on-site. The soil vapor extraction system ("SVE") and sub-slab depressurization systems installed by EPA at the Site were custom designed to mitigate the pollutants at the site thereby reducing their impact on the indoor air. The equipment purchased and installed approximately five years ago had an original acquisition value of less than $12,500 dollars. Almost all of the equipment is permanently mounted and would require disassembly of major subsystems for removal. The cost of removal would most likely exceed the remaining value of the equipment which at this point is considered to be fully depreciated. Removal of any significant part of this equipment would moreover jeopardize the effectiveness of the cleanup operation.

In accordance with a Site Transfer Agreement, the New York State Department of Environmental Conservation ("NYSDEC") on behalf of the State of New York has agreed to operate the SVE and sub-slab systems until certain cleanup levels are achieved in the indoor air, at the intake to the sub-slab systems and at the intake to the SVE system. Upon completion the value of the equipment is expected to be below the salvage value.

Due to the fact that New York State will be required to replace defective or nonfunctioning equipment prior to the conclusion of the cleanup effort, and will effectively avoid significant costs of dismantling and disposing of the property, the cost avoidance from transfer of the property further justifies the basis for transfer of ownership to the State of New York.

Determination:
The substantial government investment at the American Drive-in Cleaners site is integral to the ongoing cleanup at the site. The equipment is currently fulfilling the intent of CERCLA legislation to clean up contaminated sites and protect public health. The assumption of operating responsibility by the State of New York for this clean up equipment has not rendered the equipment excess to the government. It would indeed be contrary to the interest of the

government to remove this equipment for sale and thereby jeopardize the ultimate remediation effort at the site.

When the clean up is completed, the SVE and sub-slab systems will be dismantled and removed at significant expense to the State of New York, which has agreed to bear all costs associated with the dismantling and disposal of the equipment.

Since it is my determination that the government property at the American Drive-in Cleaners site has a negligible independent value outside the specific cleanup action at the site and that the State of New York will be required to bear all expenses for the operation of the equipment for the remainder of the remediation effort under the terms of the Site Transfer Agreement, I find it is in the best interests of the government to transfer the title or ownership of said equipment to the State of New York and the associated responsibility for its maintenance, use and disposal.

Rodney O. Dorwin
Region 2 Property Officer
Chief, Facilities and Administrative Management Branch

5/29/07
Date

PROPERTY TRANSFER AGREEMENT

Between the U.S. Environmental Protection Agency, Region II and

the New York State Department of Environmental Conservation

on behalf of the State of New York

for

AMERICAN DRIVE-IN CLEANERS SUPERFUND SITE

CERCLIS number NYD981565666

I. Purpose

The purpose of this agreement is to effect an orderly transfer of materials and equipment consisting of the soil vapor extraction system ("SVE") and subslab depressurization systems ("subslabs") which are part of the removal action at the American Drive-In Cleaners Superfund Site ("Site"), 3801 Hempstead Turnpike, Levittown, Nassau County, New York, from the United States Environmental Protection Agency ("EPA") to the New York State Department of Environmental Conservation ("NYSDEC") on behalf of the State of New York ("State"). It is the intention of EPA and NYSDEC that these systems continue to be operated until the cleanup levels specified in Section II.C. below are met.

II. Transfer Agreement

A. Applicability. This Transfer Agreement applies only to the American Drive-In Superfund Site.

B. Site History. The Site includes a strip mall that housed various dry-cleaning businesses from the mid-1950's through 2000. These operations resulted in the disposal of tetrachloroethylene ("PCE") at the Site. In December 1991 NYSDEC listed the Site as a Class 2 inactive hazardous waste disposal site. From 1997 through 2000, NYSDEC performed a Remedial Investigation/Feasibility Study ("RI/FS") at the Site wherein NYSDEC found PCE in soil and groundwater samples taken at and in the vicinity of the Site. Following the conclusion of the RI/FS, indoor air sampling was conducted in several of the buildings on-Site revealing concentrations of PCE in the indoor air ranging from 800 micrograms/cubic meter ("ug/m^3") to 5,500 ug/m^3. These levels exceeded the New York State Department of Health guidelines for PCE in indoor air which recommend that immediate action be taken for concentrations of PCE over 1000 ug/m^3 and action to be taken for concentrations over 100 ug/m^3. In December 2000, NYSDEC ordered American Drive-In Cleaners to immediately disconnect and empty the dry cleaning machines because of violations of New York State rules regulating dry cleaning

facilities. Between December 2000 and February 2001 additional air sampling was conducted at the facility. Sample results revealed PCE concentrations from 1,420 ug/m^3 to 5,370 ug/m^3. To immediately address the high PCE contamination in the indoor air, in February 2001, NYSDEC installed an SVE system to reduce PCE concentrations in the soil, and sealed openings where soil vapor could possibly enter the building. On March 30, 2001, NYSDEC issued its First Operable Unit Record of Decision for the Site which selected SVE to address contaminated soil and in-situ chemical oxidation and extraction and treatment to address contaminated groundwater.

On May 8, 2001, EPA received a written request from NYSDEC to conduct an emergency response action at the Site. While indoor air quality had improved with the installation of the NYSDEC SVE system, contaminant levels had not consistently dropped below the NYSDOH 1,000 ug/m^3 guideline. The NYSDEC's SVE system, a 50 cubic foot per minute ("CFM") system, was designed to operate on lower concentrations of contaminants and volumes of material. The system was unable to adequately reduce the level of contamination found at the Site.

On May 8, 2001, EPA began an emergency removal action at the Site. EPA installed an upgraded, more powerful, but temporary trailer mounted, 200 CFM SVE system and took certain other interim measures, such as inspecting the building foundations for cracks, and sealing them to help mitigate the threat of further air contamination. EPA subsequently replaced the temporary SVE system with a permanent system, installed additional SVE wells and six sub-slab depressurization systems, to further alleviate PCE contamination in the indoor air. EPA attempted to have the owner of the property take over the operation of the SVE and subslab systems until 6 ug/m^3 is achieved in the indoor air, 81 ug/m^3 is achieved at the intake to the subslab systems, and 810 ug/m^3 is achieved at the intake to the SVE system. The property owner refused. EPA has continued to maintain and operate the SVE and subslab systems and perform quarterly and additional monitoring as needed. Through January 2007, approximately 4003 lbs. of PCE have been removed from the soil at the Site. As of October 2006, PCE concentrations were averaging < 6 ug/m^3 in indoor air, up to 116 ug/m^3 at the intake to the subslab systems and averaging up to 2,600 ug/m^3 at the intake to the SVE system with all systems operating.

C. Funding and Performance after Transfer.

Upon transfer of the SVE and subslab systems at the Site to the State, the State shall be solely responsible for the funding of and operation and maintenance of the SVE and subslab systems. The State agrees to operate the SVE and subslab systems at least until such time as PCE reaches the following levels: 6 ug/m^3 in the indoor air, 81 ug/m^3 at the intake to the subslab systems, and 810 ug/m^3 at the intake to the SVE system.

D. Transfer of Records.

EPA will provide necessary Site-related documents, which are not already in the State's possession, to the State on or before the date of transfer. Records to be transferred in accordance with this paragraph are listed in **Appendix A** attached hereto. These records will be provided in

electronic and/or hard copy, as available.

E. EPA-Owned Property and Equipment.

EPA-owned property and equipment associated with the Removal Action at the Site is identified on the Equipment Disposition List attached hereto as **Appendix B.** All such equipment and property will be transferred to the State on or before the date of transfer. Upon such transfer, full title to all items identified on the Equipment Disposition List is granted to the State. The State is responsible for future equipment repairs, replacement and disposal, and EPA will have no further responsibility for such property or equipment. Attached as **Appendix C** is a determination by the EPA Region 2 Property Officer that all equipment and property has a negligible independent value outside of the American Drive-In Cleaners Site and therefore has no value to the United States. There will be no requirement for transfer of funds to EPA upon demolition or dismantling of the SVE or subslab systems.

In witness whereof, the parties hereto have executed this Site Transfer Agreement for transfer of responsibility of the SVE and subslab systems from EPA to New York State for the American Drive-In Cleaners Site in five (5) copies, each of which shall be deemed an original.

FOR THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

William McCabe 6-15-07

George Pavlou, Director — DATE
Emergency & Remedial Response Division

FOR THE STATE OF NEW YORK

7/25/07

Alexander B. Grannis, Commissioner — DATE
New York State Department of Environmental Conservation

APPENDIX A

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3. American Drive-in Cleaners, SVE PCE Discharge Rates - March 2007.

4. American Drive-in Cleaners, Site Monitoring Data for the period July 2001 to May 2007.

5. American Drive-in Cleaners, Summary Analytical Data, for the period December 2001 to April 2007.

6. Quality Assurance Project Plan, American Drive-in Cleaners, May 1, 2007 (revised)

7. Disposal Information:
   - O Vapor Phase Carbon Data
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9. Sampling Reports:
   - O Trip Report: U.S. Environmental Response Team (ERT)/Response Engineering Analytical Contract (REAC), American Drive-in Cleaners Site, Soil Boring Report, June 8, 2005.

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APPENDIX B

EQUIPMENT DISPOSITION LIST

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EQUIPMENT DISPOSITION LIST

Soil Vapor Extraction System (SVE)

The SVE system is rated for 24-hour continuous operation, in an on-site shed (10 ft by 16ft. in size), with the following specifications:

- O Positive displacement rotary lobe vacuum blower, rated for up to 225 scfm at a minimum of 6" to 7" of Hg vacuum. The blower is fitted with a discharge silencer. The system motors are TEFC.
- O 80-gallon, horizontal knockout tank, designed for minimum 99% efficiency air/water separation with non-fouling moisture coalescing media. The tank is fitted with a continuous level sensor with sight tube, which controls a progressive cavity condensate transfer pump.
- O The blower influent line includes an airflow meter/totalizer, a liquid-filled vacuum gauge and a field-adjustable vacuum relief valve. Throttling and air make-up valves are included with a 10-micron particulate filter.
- O The blower effluent line includes a liquid-filled pressure gauge, a sampling port, and a temperature gauge.
- O The SVE system is skid mounted, with all integral piping, wiring, and controls included. A skid mounted, self-enclosed control panel with motor starter (NEMA 4) is provided, with a power disconnect.
- O The control system is automated and fail-safe to the extent specified below, requiring only periodic operator attention for major fault conditions and scheduled preventive maintenance: SVE separator tank pump on/off control, SVE separator tank high level alarm, low vacuum cut off, high pressure cut off and hour meter/totalizer. Any improper or fault conditions which are sensed by the monitoring devices listed above will cause the associated alarm to be activated, and the system automatically shut down.
- O The SVE blower and progressive cavity condensate transfer pump have explosion-proof rating, with NEMA 7 motors, and accessories to conform to the UL listing for hazardous/intrinsically-safe locations, designated as Class 1, Division 2, Group D.

One, 2,000 lb. Vapor-Phase Granular Activated Carbon Vessel

SVE Wells 1- 7, ADC 8-11, and six sub-slab systems with independent radon blowers.
Electrical service connected to the operating building.

APPENDIX C

FINDINGS AND DETERMINATION
Disposition of U.S. Government Property at the American Drive-In Cleaners Superfund Site in Levittown, New York

FINDINGS AND DETERMINATION
DISPOSITION OF U.S. GOVERNMENT PROPERTY
AT THE AMERICAN DRIVE-IN CLEANERS SUPERFUND SITE
ON LONG ISLAND, NEW YORK

Findings:

The American Drive-In Cleaners Superfund Site ("Site") requires additional mitigation to ensure that PCE does not intrude into the indoor air of the building on-site. The soil vapor extraction system ("SVE") and sub-slab depressurization systems installed by EPA at the Site were custom designed to mitigate the pollutants at the site thereby reducing their impact on the indoor air. The equipment purchased and installed approximately five years ago had an original acquisition value of less than $12,500 dollars. Almost all of the equipment is permanently mounted and would require disassembly of major subsystems for removal. The cost of removal would most likely exceed the remaining value of the equipment which at this point is considered to be fully depreciated. Removal of any significant part of this equipment would moreover jeopardize the effectiveness of the cleanup operation.

In accordance with a Site Transfer Agreement, the New York State Department of Environmental Conservation ("NYSDEC") on behalf of the State of New York has agreed to operate the SVE and sub-slab systems until certain cleanup levels are achieved in the indoor air, at the intake to the sub-slab systems and at the intake to the SVE system. Upon completion the value of the equipment is expected to be below the salvage value.

Due to the fact that New York State will be required to replace defective or nonfunctioning equipment prior to the conclusion of the cleanup effort, and will effectively avoid significant costs of dismantling and disposing of the property, the cost avoidance from transfer of the property further justifies the basis for transfer of ownership to the State of New York.

Determination:

The substantial government investment at the American Drive-in Cleaners site is integral to the ongoing cleanup at the site. The equipment is currently fulfilling the intent of CERCLA legislation to clean up contaminated sites and protect public health. The assumption of operating responsibility by the State of New York for this clean up equipment has not rendered the equipment excess to the government. It would indeed be contrary to the interest of the

government to remove this equipment for sale and thereby jeopardize the ultimate remediation effort at the site.

When the clean up is completed, the SVE and sub-slab systems will be dismantled and removed at significant expense to the State of New York, which has agreed to bear all costs associated with the dismantling and disposal of the equipment.

Since it is my determination that the government property at the American Drive-in Cleaners site has a negligible independent value outside the specific cleanup action at the site and that the State of New York will be required to bear all expenses for the operation of the equipment for the remainder of the remediation effort under the terms of the Site Transfer Agreement, I find it is in the best interests of the government to transfer the title or ownership of said equipment to the State of New York and the associated responsibility for its maintenance, use and disposal.

Rodney O. Dorwin
Region 2 Property Officer
Chief, Facilities and Administrative Management Branch

5/29/07
Date

PROPERTY TRANSFER AGREEMENT

Between the U.S. Environmental Protection Agency, Region II and

the New York State Department of Environmental Conservation

on behalf of the State of New York

for

AMERICAN DRIVE-IN CLEANERS SUPERFUND SITE

CERCLIS number NYD981565666

I. Purpose

The purpose of this agreement is to effect an orderly transfer of materials and equipment consisting of the soil vapor extraction system ("SVE") and subslab depressurization systems ("subslabs") which are part of the removal action at the American Drive-In Cleaners Superfund Site ("Site"), 3801 Hempstead Turnpike, Levittown, Nassau County, New York, from the United States Environmental Protection Agency ("EPA") to the New York State Department of Environmental Conservation ("NYSDEC") on behalf of the State of New York ("State"). It is the intention of EPA and NYSDEC that these systems continue to be operated until the cleanup levels specified in Section II.C. below are met.

II. Transfer Agreement

A. Applicability. This Transfer Agreement applies only to the American Drive-In Superfund Site.

B. Site History. The Site includes a strip mall that housed various dry-cleaning businesses from the mid-1950's through 2000. These operations resulted in the disposal of tetrachloroethylene ("PCE") at the Site. In December 1991 NYSDEC listed the Site as a Class 2 inactive hazardous waste disposal site. From 1997 through 2000, NYSDEC performed a Remedial Investigation/Feasibility Study ("RI/FS") at the Site wherein NYSDEC found PCE in soil and groundwater samples taken at and in the vicinity of the Site. Following the conclusion of the RI/FS, indoor air sampling was conducted in several of the buildings on-Site revealing concentrations of PCE in the indoor air ranging from 800 micrograms/cubic meter ("ug/m^3") to 5,500 ug/m^3. These levels exceeded the New York State Department of Health guidelines for PCE in indoor air which recommend that immediate action be taken for concentrations of PCE over 1000 ug/m^3 and action to be taken for concentrations over 100 ug/m^3. In December 2000, NYSDEC ordered American Drive-In Cleaners to immediately disconnect and empty the dry cleaning machines because of violations of New York State rules regulating dry cleaning

facilities. Between December 2000 and February 2001 additional air sampling was conducted at the facility. Sample results revealed PCE concentrations from 1,420 ug/m^3 to 5,370 ug/m^3. To immediately address the high PCE contamination in the indoor air, in February 2001, NYSDEC installed an SVE system to reduce PCE concentrations in the soil, and sealed openings where soil vapor could possibly enter the building. On March 30, 2001, NYSDEC issued its First Operable Unit Record of Decision for the Site which selected SVE to address contaminated soil and in-situ chemical oxidation and extraction and treatment to address contaminated groundwater.

On May 8, 2001, EPA received a written request from NYSDEC to conduct an emergency response action at the Site. While indoor air quality had improved with the installation of the NYSDEC SVE system, contaminant levels had not consistently dropped below the NYSDOH 1,000 ug/m^3 guideline. The NYSDEC's SVE system, a 50 cubic foot per minute ("CFM") system, was designed to operate on lower concentrations of contaminants and volumes of material. The system was unable to adequately reduce the level of contamination found at the Site.

On May 8, 2001, EPA began an emergency removal action at the Site. EPA installed an upgraded, more powerful, but temporary trailer mounted, 200 CFM SVE system and took certain other interim measures, such as inspecting the building foundations for cracks, and sealing them to help mitigate the threat of further air contamination. EPA subsequently replaced the temporary SVE system with a permanent system, installed additional SVE wells and six sub-slab depressurization systems, to further alleviate PCE contamination in the indoor air. EPA attempted to have the owner of the property take over the operation of the SVE and subslab systems until 6 ug/m^3 is achieved in the indoor air, 81 ug/m^3 is achieved at the intake to the subslab systems, and 810 ug/m^3 is achieved at the intake to the SVE system. The property owner refused. EPA has continued to maintain and operate the SVE and subslab systems and perform quarterly and additional monitoring as needed. Through January 2007, approximately 4003 lbs. of PCE have been removed from the soil at the Site. As of October 2006, PCE concentrations were averaging < 6 ug/m^3 in indoor air, up to 116 ug/m^3 at the intake to the subslab systems and averaging up to 2,600 ug/m^3 at the intake to the SVE system with all systems operating.

C. Funding and Performance after Transfer.

Upon transfer of the SVE and subslab systems at the Site to the State, the State shall be solely responsible for the funding of and operation and maintenance of the SVE and subslab systems. The State agrees to operate the SVE and subslab systems at least until such time as PCE reaches the following levels: 6 ug/m^3 in the indoor air, 81 ug/m^3 at the intake to the subslab systems, and 810 ug/m^3 at the intake to the SVE system.

D. Transfer of Records.

EPA will provide necessary Site-related documents, which are not already in the State's possession, to the State on or before the date of transfer. Records to be transferred in accordance with this paragraph are listed in **Appendix A** attached hereto. These records will be provided in

electronic and/or hard copy, as available.

E. EPA-Owned Property and Equipment.

EPA-owned property and equipment associated with the Removal Action at the Site is identified on the Equipment Disposition List attached hereto as **Appendix B.** All such equipment and property will be transferred to the State on or before the date of transfer. Upon such transfer, full title to all items identified on the Equipment Disposition List is granted to the State. The State is responsible for future equipment repairs, replacement and disposal, and EPA will have no further responsibility for such property or equipment. Attached as **Appendix C** is a determination by the EPA Region 2 Property Officer that all equipment and property has a negligible independent value outside of the American Drive-In Cleaners Site and therefore has no value to the United States. There will be no requirement for transfer of funds to EPA upon demolition or dismantling of the SVE or subslab systems.

In witness whereof, the parties hereto have executed this Site Transfer Agreement for transfer of responsibility of the SVE and subslab systems from EPA to New York State for the American Drive-In Cleaners Site in five (5) copies, each of which shall be deemed an original.

FOR THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

William McCabe 6-15-07

George Pavlou, Director — DATE
Emergency & Remedial Response Division

FOR THE STATE OF NEW YORK

7/25/07

Alexander B. Grannis, Commissioner — DATE
New York State Department of Environmental Conservation

APPENDIX A

LIST OF SITE-RELATED RECORDS

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1. American Drive-in Cleaners, Operation & Maintenance Manual, Earth Techology, - May 1, 2007.

2. American Drive-in Cleaners, Site Map, May 1, 2007 (revised).

3. American Drive-in Cleaners, SVE PCE Discharge Rates - March 2007.

4. American Drive-in Cleaners, Site Monitoring Data for the period July 2001 to May 2007.

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6. Quality Assurance Project Plan, American Drive-in Cleaners, May 1, 2007 (revised)

7. Disposal Information:
   - O Vapor Phase Carbon Data
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APPENDIX B

EQUIPMENT DISPOSITION LIST

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EQUIPMENT DISPOSITION LIST

Soil Vapor Extraction System (SVE)

The SVE system is rated for 24-hour continuous operation, in an on-site shed (10 ft by 16ft. in size), with the following specifications:

- O Positive displacement rotary lobe vacuum blower, rated for up to 225 scfm at a minimum of 6" to 7" of Hg vacuum. The blower is fitted with a discharge silencer. The system motors are TEFC.
- O 80-gallon, horizontal knockout tank, designed for minimum 99% efficiency air/water separation with non-fouling moisture coalescing media. The tank is fitted with a continuous level sensor with sight tube, which controls a progressive cavity condensate transfer pump.
- O The blower influent line includes an airflow meter/totalizer, a liquid-filled vacuum gauge and a field-adjustable vacuum relief valve. Throttling and air make-up valves are included with a 10-micron particulate filter.
- O The blower effluent line includes a liquid-filled pressure gauge, a sampling port, and a temperature gauge.
- O The SVE system is skid mounted, with all integral piping, wiring, and controls included. A skid mounted, self-enclosed control panel with motor starter (NEMA 4) is provided, with a power disconnect.
- O The control system is automated and fail-safe to the extent specified below, requiring only periodic operator attention for major fault conditions and scheduled preventive maintenance: SVE separator tank pump on/off control, SVE separator tank high level alarm, low vacuum cut off, high pressure cut off and hour meter/totalizer. Any improper or fault conditions which are sensed by the monitoring devices listed above will cause the associated alarm to be activated, and the system automatically shut down.
- O The SVE blower and progressive cavity condensate transfer pump have explosion-proof rating, with NEMA 7 motors, and accessories to conform to the UL listing for hazardous/intrinsically-safe locations, designated as Class I, Division 2, Group D.

One, 2,000 lb. Vapor-Phase Granular Activated Carbon Vessel

SVE Wells 1- 7, ADC 8-11, and six sub-slab systems with independent radon blowers.
Electrical service connected to the operating building.

APPENDIX C

FINDINGS AND DETERMINATION
Disposition of U.S. Government Property at the American Drive-In Cleaners Superfund Site in Levittown, New York

FINDINGS AND DETERMINATION
DISPOSITION OF U.S. GOVERNMENT PROPERTY
AT THE AMERICAN DRIVE-IN CLEANERS SUPERFUND SITE
ON LONG ISLAND, NEW YORK

Findings:

The American Drive-In Cleaners Superfund Site ("Site") requires additional mitigation to ensure that PCE does not intrude into the indoor air of the building on-site. The soil vapor extraction system ("SVE") and sub-slab depressurization systems installed by EPA at the Site were custom designed to mitigate the pollutants at the site thereby reducing their impact on the indoor air. The equipment purchased and installed approximately five years ago had an original acquisition value of less than $12,500 dollars. Almost all of the equipment is permanently mounted and would require disassembly of major subsystems for removal. The cost of removal would most likely exceed the remaining value of the equipment which at this point is considered to be fully depreciated. Removal of any significant part of this equipment would moreover jeopardize the effectiveness of the cleanup operation.

In accordance with a Site Transfer Agreement, the New York State Department of Environmental Conservation ("NYSDEC") on behalf of the State of New York has agreed to operate the SVE and sub-slab systems until certain cleanup levels are achieved in the indoor air, at the intake to the sub-slab systems and at the intake to the SVE system. Upon completion the value of the equipment is expected to be below the salvage value.

Due to the fact that New York State will be required to replace defective or nonfunctioning equipment prior to the conclusion of the cleanup effort, and will effectively avoid significant costs of dismantling and disposing of the property, the cost avoidance from transfer of the property further justifies the basis for transfer of ownership to the State of New York.

Determination:

The substantial government investment at the American Drive-in Cleaners site is integral to the ongoing cleanup at the site. The equipment is currently fulfilling the intent of CERCLA legislation to clean up contaminated sites and protect public health. The assumption of operating responsibility by the State of New York for this clean up equipment has not rendered the equipment excess to the government. It would indeed be contrary to the interest of the

government to remove this equipment for sale and thereby jeopardize the ultimate remediation effort at the site.

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Since it is my determination that the government property at the American Drive-in Cleaners site has a negligible independent value outside the specific cleanup action at the site and that the State of New York will be required to bear all expenses for the operation of the equipment for the remainder of the remediation effort under the terms of the Site Transfer Agreement, I find it is in the best interests of the government to transfer the title or ownership of said equipment to the State of New York and the associated responsibility for its maintenance, use and disposal.

Rodney O. Dorwin
Region 2 Property Officer
Chief, Facilities and Administrative Management Branch

5/29/07
Date

PROPERTY TRANSFER AGREEMENT

Between the U.S. Environmental Protection Agency, Region II and

the New York State Department of Environmental Conservation

on behalf of the State of New York

for

AMERICAN DRIVE-IN CLEANERS SUPERFUND SITE

CERCLIS number NYD981565666

I. Purpose

The purpose of this agreement is to effect an orderly transfer of materials and equipment consisting of the soil vapor extraction system ("SVE") and subslab depressurization systems ("subslabs") which are part of the removal action at the American Drive-In Cleaners Superfund Site ("Site"), 3801 Hempstead Turnpike, Levittown, Nassau County, New York, from the United States Environmental Protection Agency ("EPA") to the New York State Department of Environmental Conservation ("NYSDEC") on behalf of the State of New York ("State"). It is the intention of EPA and NYSDEC that these systems continue to be operated until the cleanup levels specified in Section II.C. below are met.

II. Transfer Agreement

A. Applicability. This Transfer Agreement applies only to the American Drive-In Superfund Site.

B. Site History. The Site includes a strip mall that housed various dry-cleaning businesses from the mid-1950's through 2000. These operations resulted in the disposal of tetrachloroethylene ("PCE") at the Site. In December 1991 NYSDEC listed the Site as a Class 2 inactive hazardous waste disposal site. From 1997 through 2000, NYSDEC performed a Remedial Investigation/Feasibility Study ("RI/FS") at the Site wherein NYSDEC found PCE in soil and groundwater samples taken at and in the vicinity of the Site. Following the conclusion of the RI/FS, indoor air sampling was conducted in several of the buildings on-Site revealing concentrations of PCE in the indoor air ranging from 800 micrograms/cubic meter ("ug/m^3") to 5,500 ug/m^3. These levels exceeded the New York State Department of Health guidelines for PCE in indoor air which recommend that immediate action be taken for concentrations of PCE over 1000 ug/m^3 and action to be taken for concentrations over 100 ug/m^3. In December 2000, NYSDEC ordered American Drive-In Cleaners to immediately disconnect and empty the dry cleaning machines because of violations of New York State rules regulating dry cleaning

facilities. Between December 2000 and February 2001 additional air sampling was conducted at the facility. Sample results revealed PCE concentrations from 1,420 ug/m^3 to 5,370 ug/m^3. To immediately address the high PCE contamination in the indoor air, in February 2001, NYSDEC installed an SVE system to reduce PCE concentrations in the soil, and sealed openings where soil vapor could possibly enter the building. On March 30, 2001, NYSDEC issued its First Operable Unit Record of Decision for the Site which selected SVE to address contaminated soil and in-situ chemical oxidation and extraction and treatment to address contaminated groundwater.

On May 8, 2001, EPA received a written request from NYSDEC to conduct an emergency response action at the Site. While indoor air quality had improved with the installation of the NYSDEC SVE system, contaminant levels had not consistently dropped below the NYSDOH 1,000 ug/m^3 guideline. The NYSDEC's SVE system, a 50 cubic foot per minute ("CFM") system, was designed to operate on lower concentrations of contaminants and volumes of material. The system was unable to adequately reduce the level of contamination found at the Site.

On May 8, 2001, EPA began an emergency removal action at the Site. EPA installed an upgraded, more powerful, but temporary trailer mounted, 200 CFM SVE system and took certain other interim measures, such as inspecting the building foundations for cracks, and sealing them to help mitigate the threat of further air contamination. EPA subsequently replaced the temporary SVE system with a permanent system, installed additional SVE wells and six sub-slab depressurization systems, to further alleviate PCE contamination in the indoor air. EPA attempted to have the owner of the property take over the operation of the SVE and subslab systems until 6 ug/m^3 is achieved in the indoor air, 81 ug/m^3 is achieved at the intake to the subslab systems, and 810 ug/m^3 is achieved at the intake to the SVE system. The property owner refused. EPA has continued to maintain and operate the SVE and subslab systems and perform quarterly and additional monitoring as needed. Through January 2007, approximately 4003 lbs. of PCE have been removed from the soil at the Site. As of October 2006, PCE concentrations were averaging < 6 ug/m^3 in indoor air, up to 116 ug/m^3 at the intake to the subslab systems and averaging up to 2,600 ug/m^3 at the intake to the SVE system with all systems operating.

C. Funding and Performance after Transfer.

Upon transfer of the SVE and subslab systems at the Site to the State, the State shall be solely responsible for the funding of and operation and maintenance of the SVE and subslab systems. The State agrees to operate the SVE and subslab systems at least until such time as PCE reaches the following levels: 6 ug/m^3 in the indoor air, 81 ug/m^3 at the intake to the subslab systems, and 810 ug/m^3 at the intake to the SVE system.

D. Transfer of Records.

EPA will provide necessary Site-related documents, which are not already in the State's possession, to the State on or before the date of transfer. Records to be transferred in accordance with this paragraph are listed in **Appendix A** attached hereto. These records will be provided in

electronic and/or hard copy, as available.

E. EPA-Owned Property and Equipment.

EPA-owned property and equipment associated with the Removal Action at the Site is identified on the Equipment Disposition List attached hereto as **Appendix B.** All such equipment and property will be transferred to the State on or before the date of transfer. Upon such transfer, full title to all items identified on the Equipment Disposition List is granted to the State. The State is responsible for future equipment repairs, replacement and disposal, and EPA will have no further responsibility for such property or equipment. Attached as **Appendix C** is a determination by the EPA Region 2 Property Officer that all equipment and property has a negligible independent value outside of the American Drive-In Cleaners Site and therefore has no value to the United States. There will be no requirement for transfer of funds to EPA upon demolition or dismantling of the SVE or subslab systems.

In witness whereof, the parties hereto have executed this Site Transfer Agreement for transfer of responsibility of the SVE and subslab systems from EPA to New York State for the American Drive-In Cleaners Site in five (5) copies, each of which shall be deemed an original.

FOR THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

William McCabe

George Pavlou, Director
Emergency & Remedial Response Division

6-15-07
DATE

FOR THE STATE OF NEW YORK

Alexander B. Grannis, Commissioner
New York State Department of Environmental Conservation

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EQUIPMENT DISPOSITION LIST

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Electrical service connected to the operating building.

APPENDIX C

FINDINGS AND DETERMINATION
Disposition of U.S. Government Property at the American Drive-In Cleaners Superfund Site in Levittown, New York

FINDINGS AND DETERMINATION
DISPOSITION OF U.S. GOVERNMENT PROPERTY
AT THE AMERICAN DRIVE-IN CLEANERS SUPERFUND SITE
ON LONG ISLAND, NEW YORK

Findings:

The American Drive-In Cleaners Superfund Site ("Site") requires additional mitigation to ensure that PCE does not intrude into the indoor air of the building on-site. The soil vapor extraction system ("SVE") and sub-slab depressurization systems installed by EPA at the Site were custom designed to mitigate the pollutants at the site thereby reducing their impact on the indoor air. The equipment purchased and installed approximately five years ago had an original acquisition value of less than $12,500 dollars. Almost all of the equipment is permanently mounted and would require disassembly of major subsystems for removal. The cost of removal would most likely exceed the remaining value of the equipment which at this point is considered to be fully depreciated. Removal of any significant part of this equipment would moreover jeopardize the effectiveness of the cleanup operation.

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Determination:

The substantial government investment at the American Drive-in Cleaners site is integral to the ongoing cleanup at the site. The equipment is currently fulfilling the intent of CERCLA legislation to clean up contaminated sites and protect public health. The assumption of operating responsibility by the State of New York for this clean up equipment has not rendered the equipment excess to the government. It would indeed be contrary to the interest of the

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Since it is my determination that the government property at the American Drive-in Cleaners site has a negligible independent value outside the specific cleanup action at the site and that the State of New York will be required to bear all expenses for the operation of the equipment for the remainder of the remediation effort under the terms of the Site Transfer Agreement, I find it is in the best interests of the government to transfer the title or ownership of said equipment to the State of New York and the associated responsibility for its maintenance, use and disposal.

Rodney O. Dorwin
Region 2 Property Officer
Chief, Facilities and Administrative Management Branch

5/29/07
Date