



engineering and constructing a better tomorrow

April 22, 2021

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Program Management, 12th Floor
625 Broadway
Albany, New York 12233-7012

Attention: Payson Long

Subject: **Site Visit Report – Franklin Cleaners (Site No. 130050)**
Work Assignment # D009809-18
MACTEC Engineering and Geology, P.C., Project No. 3616206123

Dear Mr. Long:

MACTEC Engineering and Geology, P.C., (MACTEC) has prepared this Site Visit Report for the New York State Department of Environmental Conservation (NYSDEC) Franklin Cleaners (Site) in the Village of Hempstead, Nassau County, New York (**Figure 1**). On February 10, 2021, MACTEC personnel met with NYSDEC's callout subcontractor, Environmental Assessment & Remediation (EAR), to perform a walkthrough of the Site's associated groundwater extraction and treatment system (GWE&TS) building located approximately one mile south of the Site in the Village of Rockville Centre, New York (**Figure 1**). The visit included a general inspection of the current monitoring well network, GWE&TS building, system components, safety equipment, and documentation required to be maintained onsite per the Site Management Plan (SMP) (D&B, 2020). A photographic log is presented in **Attachment 1**.

The current monitoring well network consists of two groundwater extraction wells, EW-1 and EW-2, and seven groundwater monitoring wells, ASMW-1 through ASMW-7. Well locations were visually verified for ASMW-4, -5, -6, and -7. Wells ASMW-1, -2, and -3 could not be located due to

snow cover, and EW-1 and EW-2 could not be safely inspected due to their proximity to the Southern State Parkway.

During the visit, the GWE&TS was inactive and partially disassembled; its components appeared to be in fair condition. The system was reportedly shut down in July 2017 following a determination that the system configuration was approaching asymptotic conditions (D&B, 2020).

An inspection of items listed in the State of New York Office of Fire Prevention and Control Report of Inspection and Notice of Violation (**Attachment 2**) was completed. Items included one portable fire extinguisher, three battery-powered emergency lighting units, an exposed section of wiring associated with the system's Sensaphone® remote monitoring unit, and safety equipment inspection documentation.

The portable fire extinguisher appeared to be in fair condition, and records indicated an annual inspection was last completed by a professional fire protection company in 2019. No documentation of a 2020 annual inspection was identified. During the visit, an activation test was performed at each of the three emergency lighting units to ensure sufficient illumination for at least thirty seconds. One of the three units, located above the treatment building's main entry door, did not illuminate during the activation test. Records of monthly emergency lighting tests (February to September 2020) and monthly fire extinguisher inspections (January to September 2020) were made available by EAR and left onsite to maintain compliance with the New York State Uniform Fire Prevention and Building Code. An annual 90-minute power test of the emergency lighting equipment appears to have been completed in June 2020 based on records provided by EAR.

Approximately five inches of exposed wiring was observed exiting the top of the wall-mounted Sensaphone® unit and entering the bottom of a metal conduit located at the treatment building's south wall. Based on the 2020 Report of Inspection and Notice of Violation, the wires are required to be enclosed within an approved cover. The unit was inactive and unplugged at the time of the visit and is not currently in use.

An Operation and Maintenance Plan from 2003 was located onsite; however, a copy of a 2020 Site Management Plan (SMP) was not located during the visit. A copy of the SMP will be placed in the GWE&TS building at a future visit.

On March 25, 2021, MACTEC oversaw Coastal Fire Systems, Inc. of Amityville, New York, a professional fire protection company, perform an annual inspection of the fire extinguisher located in the GWE&TS building. Stickers identifying the location of the fire extinguisher were applied to the outside of the building's main entry door and to the wall above the fire extinguisher. Coastal Fire Systems, Inc. recommended an additional extinguisher be placed in the building based on the building's size and number of circuit breakers. During this visit, MACTEC completed a monthly activation test of the three emergency lighting units. The unit above the main entry door did not illuminate during the test, as noted during the February 10, 2021, visit, and is recommended for replacement. Record of activation tests are maintained onsite.

Please let us know if you have any questions or need any additional information.

Sincerely,

MACTEC Engineering and Geology, P.C.

Katie Amann
Project Scientist

Bradley LaForest, NRCC-EAC
Project Manager

Enclosures (3):

Figure 1: Site Location Map

Attachment 1: Photographic Log

Attachment 2: Report of Inspection and Notice of Violation

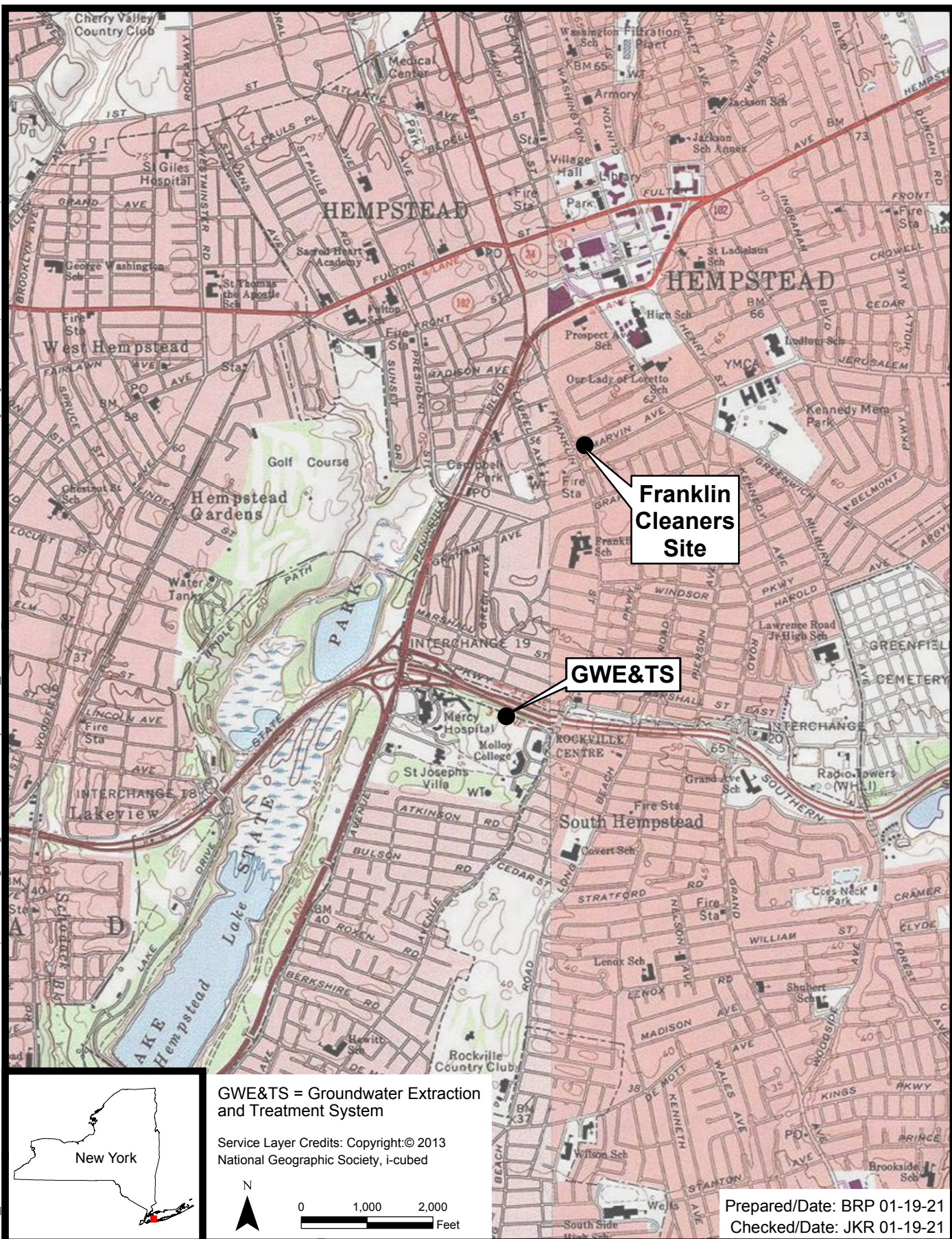
REFERENCES

D&B Engineers and Architects, P.C. (D&B), 2020. Site Management Plan, Franklin Cleaners Site, Site No. 130050. Prepared for the New York State Department of Environmental Conservation, Division of Environmental Remediation. February 2020.

State of New York Office of Fire Prevention and Control, 2020. Report of Inspection and Notice of Violation. Prepared for the New York State Department of Environmental Conservation. October 2020.

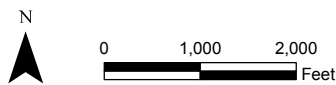
FIGURE

Document: P:\Projects\NYSDEC - General\NYSDEC Information\00090900\Database\GIS\Franklin Cleaners - Cleaners - Site Location.mxd PDF: P:\Projects\NYSDEC - General\NYSDEC Information\00090900\Database\GIS\Franklin Cleaners - Cleaners - Site Location.pdf 01-19-2021 12:53 PM brian.peters



GWE&TS = Groundwater Extraction and Treatment System

Service Layer Credits: Copyright:© 2013 National Geographic Society, i-cubed



NYSDEC Site # 130050
Franklin Cleaners
Hempstead, New York



Site Location
Project 3616206123
Figure 1

Prepared/Date: BRP 01-19-21
Checked/Date: JKR 01-19-21

ATTACHMENT 1

Attachment 1 – Photographic Log

Client: NYSDEC

DEC Site Number: 130050

Site Name: Franklin Cleaners

Site Location: Rockville Centre, NY

Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 1

Direction:

West

Description:

Exterior of groundwater treatment building.



Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 2

Direction:

East

Description:

Conduit leading down to several utilities, exposed wire going into the telecom box.



Attachment 1 – Photographic Log

Client: NYSDEC

DEC Site Number 130050

Site Name: Franklin Cleaners

Site Location: Rockville Centre, New York.

Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 3

Direction:

East

Description:

Groundwater treatment system control box.



Photographer:

Katie Amann

Date:

February 10, 2021

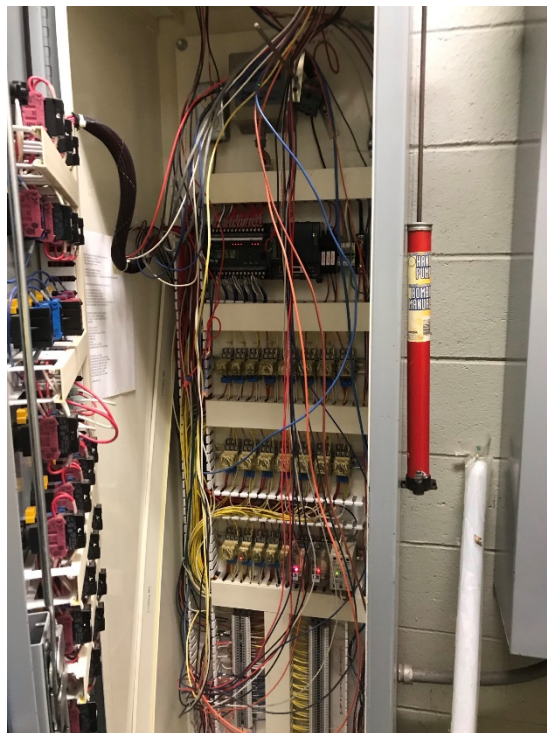
Photograph: 4

Direction:

East

Description:

Interior of groundwater treatment system control box.



Attachment 1 – Photographic Log

Client: NYSDEC

DEC Site Number: 130050

Site Name: Franklin Cleaners

Site Location: Rockville Centre, New York.

Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 5

Direction:

East

Description:

Electrical switches for groundwater treatment building.



Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 6

Direction:

East

Description:

Emergency light (1 of 3 within the building) above the entrance to the groundwater treatment building.



Attachment 1 – Photographic Log

Client: NYSDEC

DEC Site Number: 130050

Site Name: Franklin Cleaners

Site Location: Rockville Centre, New York.

Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 7

Direction:

East

Description:

Contents of first aid kit in groundwater treatment building. Located above portable fire extinguisher.



Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 8

Direction:

South

Description:

Inside the groundwater treatment building. Boxes with various PVC fittings and hoses stored in this area.



Attachment 1 – Photographic Log

Client: NYSDEC

Project Number: 130050

Site Name: Franklin Cleaners

Site Location: Rockville Centre, New York.

Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 9

Direction:

East

Description:

Wet Well control box.



Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 10

Direction:

NA

Description:

Sump pumps stored in groundwater treatment building.



Attachment 1 – Photographic Log

Client: NYSDEC

DEC Site Number 130050

Site Name: Franklin Cleaners

Site Location: Rockville Centre, New York.

Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 11

Direction:

NA

Description:

Floor vault in groundwater treatment building.



Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 12

Direction:

West

Description:

Water pressure tank and jet pump in groundwater treatment building.



Attachment 1 – Photographic Log

Client: NYSDEC

DEC Site Number 130050

Site Name: Franklin Cleaners

Site Location: Rockville Centre, New York.

Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 13

Direction:

West

Description:

Utility sink and sink drain in groundwater treatment building.



Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 14

Direction:

North

Description:

Partially disassembled air stripper tower within groundwater treatment building.



Attachment 1 – Photographic Log

Client: NYSDEC

DEC Site Number: 130050

Site Name: Franklin Cleaners

Site Location: Rockville Centre, New York.

Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 15

Direction:

North

Description:

General view of treatment system piping.



Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 16

Direction:

North

Description:

General view of treatment system piping.



Attachment 1 – Photographic Log

Client: NYSDEC

DEC Site Number: 3612122244-04

Site Name: Franklin Cleaners

Site Location: Rockville Centre, New York.

Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 17

Direction:

NA

Description:

Drainage grate in floor of groundwater treatment building.



Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 18

Direction:

West

Description:

Portable fire extinguisher and first aid kit near entrance of groundwater treatment building.



Attachment 1 – Photographic Log

Client: NYSDEC

DEC Site Number 130050

Site Name: Franklin Cleaners

Site Location: Rockville Centre, New York.

Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 19

Direction:

West

Description:

Exterior of groundwater treatment building (south side).



Photographer:

Katie Amann

Date:

February 10, 2021

Photograph: 20

Direction:

NA

Description:

Three 55-gallon drums staged upside down outside of groundwater treatment building (north side).



ATTACHMENT 2



State of New York
Office of Fire Prevention and Control

1220 Washington Avenue, Bldg 7A
Albany, NY 12226
Phone#: (518) 474-6746
Fax#: (518) 474-3240

REPORT OF INSPECTION AND NOTICE OF VIOLATION

Facility: DEC Remediation Site - 130050

You are hereby notified that an inspection of the above named facility by the New York State Office of Fire Prevention and Control disclosed violations of the New York State Uniform Fire Prevention and Building Code. The nature and location of the violations are specified on the accompanying pages.

These violations pose a potential for physical injury or death to the occupants of the building due to fire. As required by Title 19 of the New York Code Rules and Regulations (NYCRR), these violations are expected to be abated within the time frame identified. Failure to remedy the violations by the date specified can expose the custodial agency to potential sanctions or penalties based on the severity of the hazard(s), and/or closure of the building if conditions constitute an imminent threat to public health or safety.

Verification that the corrective action has been taken may be performed through re-inspection of the property.

Any questions relating to this inspection should be directed to the New York State Office of Fire and Prevention and Control - Fire and Life Safety Branch at the location indicated below.

District Supervisor:

Tygar, Bradley
Deputy Chief

Inspector : Plume, Roy James Jr



Perry Duryea State Office Building
250 Veterans Memorial Highway
Rm 4A8
Hauppauge, NY 11788
631-952-3393



State of New York
Office of Fire Prevention and Control

1220 Washington Avenue, Bldg 7A
Albany, NY 12226
Phone#: (518) 474-6746
Fax#: (518) 474-3240

REPORT OF INSPECTION NOTICE OF VIOLATION

| | | | |
|-----------|--|------------------|---------------------|
| Agency: | Department of Environmental Conservation | System ID#: | 29720 |
| Region: | DEC Region 1 | Building No.: | 012 |
| Facility: | DEC Remediation Site - 130050 | Escort: | |
| Building: | Franklin Cleaners | Inspected by: | Plume, Roy James Jr |
| | 1000 Hempstead Ave, 012 | Inspection Date: | 10/27/2020 |
| | Rockville Center, NY 11570 | Date of Reinsp: | 11/26/2020 |
| | | Reviewed by: | |
| | | Page 1 | |

Agency Contact: Sproul, Peter
,
Phone (518) 357-2332
:

County: Nassau

----- Building Information -----

Type of Construction:
Number of stories:
Total square feet:
Building Condition: In Normal use

Agency: Department of Environmental Conservation
Region: DEC Region 1
Facility: DEC Remediation Site - 130050
Building: Franklin Cleaners

----- Violations -----

- 1 **Violation:** **General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.**
- Hazard Cls.: Minimal
- Code Refer.: 15F-906.2
- Abate By: 07/25/2019
- Location: Entire building, General
- Description: No documentation provided for annual inspection
- 2 **Violation:** **Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.**
- Hazard Cls.: Minimal
- Code Refer.: 15F-605.6
- Abate By: Abated
- Location: Near front door, General
- Description:
- 3 **Violation:** **Emergency lights did not work when tested**
- Hazard Cls.: Minimal
- Code Refer.: 15F-604.4
- Abate By: 07/25/2019
- Location: Entire building
- Description:
- 4 **Violation:** **An activation test of the emergency lighting equipment shall be completed monthly. The activation test shall ensure the emergency lighting activates automatically upon normal electrical disconnect and stays sufficiently illuminated for not less than 30**
- Hazard Cls.: Minimal
- Code Refer.: 15F-604.6.1
- Abate By: 07/25/2019
- Location: Entire building, General
- Description: No documentation provided for monthly activation test
- 5 **Violation:** **Power test. For battery-powered emergency lighting, a power test of the emergency lighting equipment shall be completed annually. The power test shall operate the emergency lighting for not less than 90 minutes and shall remain sufficiently illuminated**
- Hazard Cls.: Minimal
- Code Refer.: 15F-604.6.2
- Abate By: 07/25/2019
- Location: Entire building, General
- Description: No documentation provided for annual power test

----- Recommendations -----

ADDITIONAL EXPLANATION

Violation#: 1

General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

CHAPTER 9 FIRE PROTECTION SYSTEMS SECTION 906 PORTABLE FIRE EXTINGUISHERS

906.2 General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Exceptions:

1. The distance of travel to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies.
 2. Thirty-day inspections shall not be required and maintenance shall be allowed to be once every 3 years for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a listed and approved electronic monitoring device, provided that all of the following conditions are met:
 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations.
- 906.2.1 Certification of service personnel for portable fire extinguishers. Service personnel providing or conducting maintenance on portable fire extinguishers shall possess a valid certificate issued by an approved governmental agency, or other approved organization for the type of work performed.
- Part III Building and Equipment Design Features

Violation#: 3

Emergency lights did not work when tested

CHAPTER 6 BUILDING SERVICES AND SYSTEMS
SECTION 604 EMERGENCY AND STANDBY POWER SYSTEMS

604.4 Maintenance. Emergency and standby power systems shall be maintained in accordance with NFPA 110 and NFPA 111 such that the system is capable of supplying service within the time specified for the type and duration required.

604.4.1 Schedule. Inspection, testing and maintenance of emergency and standby power systems shall be in accordance with an approved schedule established upon completion and approval of the system installation.

604.4.2 Records. Records of the inspection, testing and maintenance of emergency and standby power systems shall include the date of service, name of the servicing technician, a summary of conditions noted and a detailed description of any conditions requiring correction and what corrective action was taken. Such records shall be maintained.

604.4.3 Switch maintenance. Emergency and standby power system transfer switches shall be included in the inspection, testing and maintenance schedule required by Section 604.4.1. Transfer switches shall be maintained free from accumulated dust and dirt. Inspection shall include examination of the transfer switch contacts for evidence of deterioration. When evidence of contact deterioration is detected, the contacts shall be replaced in accordance with the transfer switch manufacturer's instructions.

Part III Building and Equipment Design Features

Violation#: 4 An activation test of the emergency lighting equipment shall be completed monthly. The activation test shall ensure the emergency lighting activates automatically upon normal electrical disconnect and stays sufficiently illuminated for not less than 30

CHAPTER 6 BUILDING SERVICES AND SYSTEMS

SECTION 604 EMERGENCY AND STANDBY POWER SYSTEMS

604.6 Emergency lighting equipment. Emergency lighting shall be inspected and tested in accordance with Sections 604.6.1 through 604.6.2.1.

604.6.1 Activation test. An activation test of the emergency lighting equipment shall be completed monthly. The activation test shall ensure the emergency lighting activates automatically upon normal electrical disconnect and stays sufficiently illuminated for not less than 30 seconds.

604.6.1.1 Activation test record. Records of tests shall be maintained. The record shall include the location of the emergency lighting tested, whether the unit passed or failed, the date of the test and the person completing the test.

Part III Building and Equipment Design Features

Violation#: 5 Power test. For battery-powered emergency lighting, a power test of the emergency lighting equipment shall be completed annually. The power test shall operate the emergency lighting for not less than 90 minutes and shall remain sufficiently illuminated

CHAPTER 6 BUILDING SERVICES AND SYSTEMS

SECTION 604 EMERGENCY AND STANDBY POWER SYSTEMS

604.6 Emergency lighting equipment. Emergency lighting shall be inspected and tested in accordance with Sections 604.6.1 through 604.6.2.1.

604.6.2 Power test. For battery-powered emergency lighting, a power test of the emergency lighting equipment shall be completed annually. The power test shall operate the emergency lighting for not less than 90 minutes and shall remain sufficiently illuminated for the duration of the test.

604.6.2.1 Power test record. Records of tests shall be maintained. The record shall include the location of the emergency lighting tested, whether the unit passed or failed, the date of the test and the person completing the test.

Part III Building and Equipment Design Features

ADMINISTRATIVE RIGHT OF APPEAL

GENERAL

Requests for clarification and questions related to this inspection report should be directed first to the inspector identified on the report. Follow up or further inquiry may be made to the district supervisor of the Office of Fire Prevention and Control, Fire and Life Safety Branch responsible for the region in which the building is located.

To formally dispute a violation, a request for review must be presented in writing, with clear explanation of the circumstances to:

Chief of the Fire and Life Safety Branch
Office of Fire Prevention and Control
1220 Washington Avenue, Bldg 7A
Albany, NY 12226
(518)-474-6746

If there is the desire to challenge that determination a formal appeal may be made to the Deputy State Fire Administrator for Enforcement at the above address. Such appeal must be presented in writing and clearly detail justification for the dispute.

LEGAL VARIANCE

To pursue relief from strict application of the requirements of the New York State Uniform Fire Prevention and Building Code (Uniform Code), a “variance” may be pursued. The procedures for variances and appeals regarding the Uniform Code are established in [19 NYCRR Part 1205](#). Requests for a variance generally require a hearing before a [Board of Review](#). Some requests for a variance can be resolved through an administrative process when NYS Department of State staff determines it is appropriate. For additional information, or to initiate a variance or appeal process, contact should be made with the appropriate Department of State [regional](#) office. An application for a variance or appeal of a local determination regarding applicable provisions of the New York State Uniform Fire Prevention and Building Code may be found at:

http://www.dos.ny.gov/dcea/pdf/varianceapp_311.pdf

COMPLIANCE PLANS

With justification, a time extension to abate a specific violation may be granted. Such extensions are determined “Compliance Plans” because they are only considered if the request demonstrates a detailed, legitimate plan that reasonably assures compliance by the date requested. Compliance plans may be submitted as a written request to the regional Fire and Life Safety Branch Deputy Chief at the address provided on this notice. To be considered, the request must be in writing and must set forth work already accomplished, the work remaining, the reason why an extension of time is necessary, and the date by which all work will be completed. All possible supporting and justifying documentation should accompany the request. Time extensions are not automatic or guaranteed. They are granted solely on the merit of each compliance plan. The compliance plan must be completed and signed by a member of the requesting agency’s management team that is authorized to commit project funding, provide timelines, and commit the agency to the legal specifications of the request.

Take notice that an application for an extension constitutes a legal obligation to correct the violation by the date granted and that failure to meet the conditions of said compliance plan will result in the assessment of penalties accrued during the extension period.