



FACT SHEET

State Superfund Program

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

Site Name: Mayflower Cleaners
DEC Site #: 130068
Address: 489 Great Neck Road
Great Neck, NY 11362

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Monday, 2/25/2013 at 7:00 PM

Great Neck Public Library, 159 Bayview Avenue, Great Neck, NY 11023

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Mayflower Cleaners site ("site") located at 489 Great Neck Road, Great Neck, Nassau County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **February 20, 2013** through **March 20, 2013**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

1. Sub Slab Depressurization System (SSDS)

In an effort to mitigate the elevated levels of VOCs that exist in soil vapor beneath the basement sub slab of the Mayflower Cleaners, a SSDS was installed in 2010 and is currently operating. The proposed remedy for the site includes upgrading the existing SSDS to operate more effectively and to mitigate the potential for soil vapor intrusion to impact the indoor air of the adjacent mini-mall and the other retail establishments in the building. The upgrade will include the installation of an appropriate size blower motor and the connection of an additional

suction pit and piping in the adjoining mini-mall to mitigate the potential for soil vapor intrusion to impact the indoor air. Once the upgrade is completed, an evaluation of the SSDS will be conducted in accordance with the New York State Department of Health's (NYSDOH) Soil Vapor Intrusion Guidance to determine its mitigation effectiveness.

2. Site Cover

The Site is currently completely covered by three adjoining commercial buildings and customer parking lots, and it is anticipated that this cover will stay in place, however, if modified; a site cover will be installed to allow for commercial use of the site. The remedial design will stipulate that the site cover will consist either of the structures such as buildings, pavement and sidewalks currently comprising the site development, or a soil cover will be installed in areas where exposed surface soil are found to commercial use soil cleanup objectives (SCOs). Where the soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d). The soil cover will be placed over a demarcation layer. The excavation will be backfilled with soil meeting the backfill material requirements for commercial use as set forth in 6 NYCRR Part 375-6.7(d) with the upper six inches of the soil of sufficient quality to maintain a vegetative layer.

3. Site Management Plan

A Site Management Plan that includes an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective.

Summary of the Investigation

Historically, tetrachloroethylene (PCE) was detected in soil/sediment samples collect from two site dry wells (Class V injection wells) in the basement of the dry cleaners at levels of 3,400 ug/kg and 2,400 ug/kg. In 1996, these dry wells were remediated in accordance with a United State Environmental Protection Agency (USEPA) approved closure plan under the supervision of the Nassau County Department of Health (NCDH). The results of post remediation samples collected in the vicinity of the dry wells indicated the dry wells were remediated successfully.

Soil, groundwater and sub slab soil vapor samples were collected at the Mayflower Cleaners Site as part of the Remedial Investigation which was conducted between 2009 and 2011. Soil and groundwater samples collected in the vicinity of the site during the RI indicate that the Mayflower Cleaners is currently not a source of the PCE detected in area groundwater and the detections can be attributed to the Great Neck Amoco Site (NYSDEC Spill # 82-00157) located southeast of the Site and hydraulically upgradient of the Site.

Sub-slab soil vapor samples collected during the RI from the basement of Mayflower Cleaners contained 110,000 ug/m³ of PCE , as well as detectable concentrations of trichloroethylene (TCE) (170 ug/m³), toluene (62 ug/m³), and trichlorofluoromethane (110 ug/m³). A second sub slab soil sample collected from the eastern portion of the basement of Mayflower Cleaners contained 460,000 ug/m³ of PCE, as well as detectable concentrations of TCE (190 ug/m³), chloroform (53 ug/m³) and trichlorofluoromethane (220 ug/m³).

Indoor air samples collected collected in the adjacent bagel shop contained 180 ug/m³ of PCE and the indoor air sample collected in the minimall contained 74 ug/m³ of PCE.

In an effort to mitigate the elevated levels of Volatile Organic Compounds (VOCs) detected in soil vapor beneath the basement slab, which appears to be the result of residual vapors trapped beneath the basement slab, the property owner installed a Sub-Slab Depressurization System (SSDS) in 2010. The system, which is currently operating, was installed without the oversight and /or approval of the NYSDEC. The SSDS will be evaluated and upgraded as part of the proposed selected remedy.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the "feasibility study" submitted under New York's State Superfund Program by the responsible party(ies).

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. A detailed design of the selected remedy will then be prepared, and the cleanup will be performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Site Location: The Mayflower Cleaners site is located at 471-491 Great Neck Road, Great Neck, Nassau County.

Site Features: The site consists of three multi-tenant adjoining commercial buildings and customer parking lots. The Mayflower Cleaners is an active dry cleaning operation, and is located in the southern corner of one of the buildings at 489 Great Neck Road. The dry cleaner shares the single-story masonry building with another tenant, a bagel shop. The adjoining building to the north is a two story multi-tenant mini mall. The adjoining building to the north of the mini- mall building is a single story building which includes several commercial establishments and a library. The remainder of the site consists of paved parking areas.

Current Zoning and Land Use(s): The property is zoned for commercial use and is currently occupied by several retail establishments.

Past Use of the Site: In December 1992, the Nassau County Department of Health (NCDH) performed an inspection and sampling of two dry wells (UIC structures) located in the basement of the Mayflower Cleaners. The dry wells were crude shallow holes in the concrete basement floor, open to the sub-slab soil. The operator of cleaners has admitted to draining boiler water into the rear dry well each day. Analytical results of soil samples collected in 1995 from the dry wells contained tetrachloroethylene (PCE) at levels of 3.4 Parts Per Million (ppm) and 2.4 ppm. In December 1996, the two dry wells were remediated in accordance with an approved United States Environmental Protection Agency (USEPA) closure plan under the supervision of the NCDH. Soils in the dry wells were excavated to a depth of 2.5 feet below the basement slab.

Site Geology/Hydrogeology: The soils in the area of the site are a mix of sand, silt and clay and fill material. Depth to groundwater at the site is approximately 25 feet below grade. The site-specific groundwater flow direction is to the north-northwest.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=130068>

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

FOR MORE INFORMATION

Where to Find Information

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

Great Neck Public Library
159 Bayview Avenue
Great Neck, NY 11023
phone: (516)-466-8055

Who to Contact

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

Project Related Questions

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

Site-Related Health Questions

Mr. Steven Karpinsky
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
BEEI@health.state.ny.us

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

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



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

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

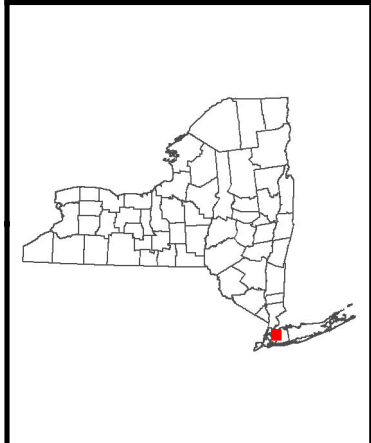
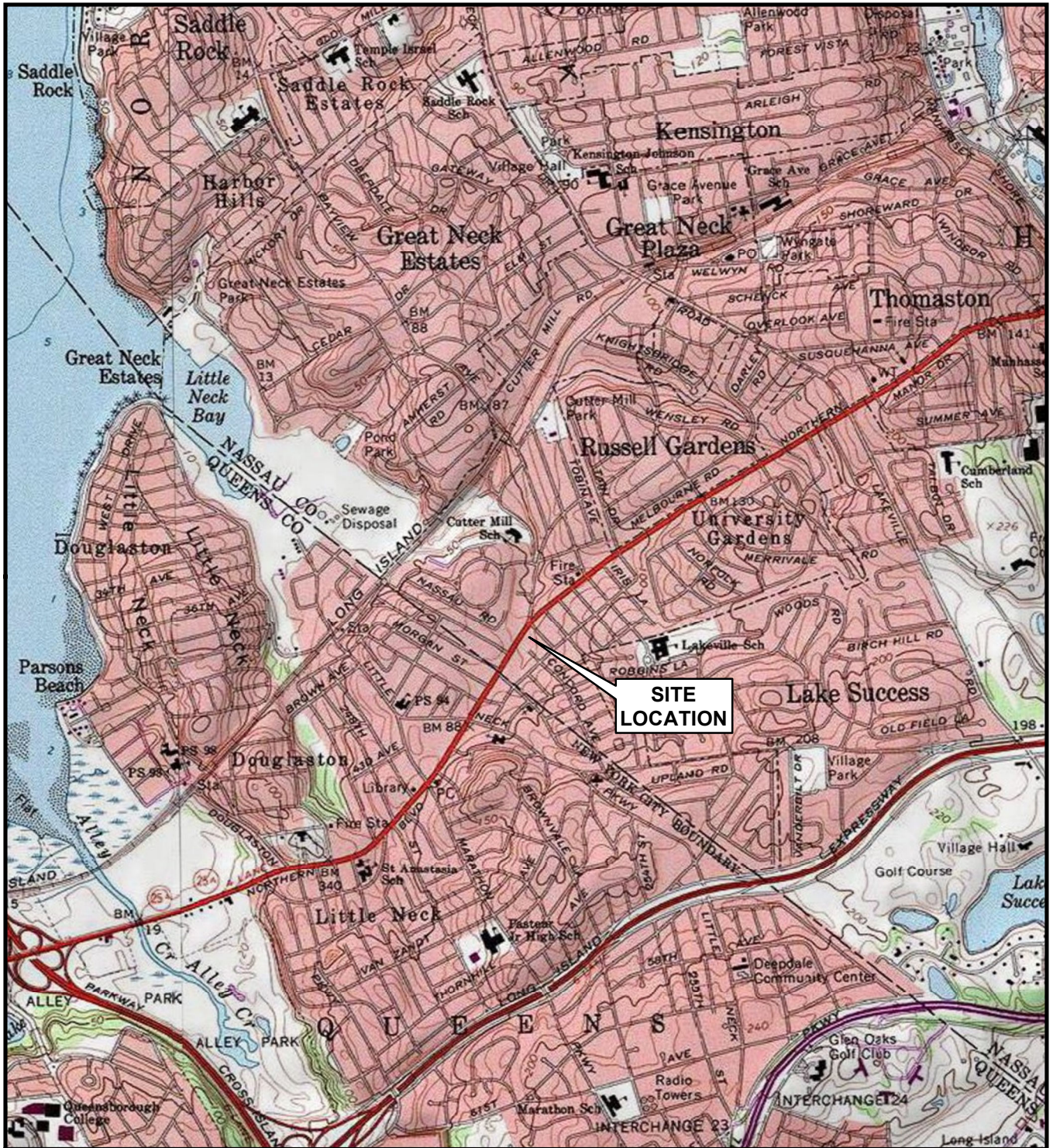
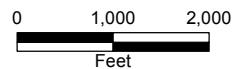


Figure 1
Site Location Map



Mayflower Cleaners
Town of North Hempstead, Nassau County
Site No. 130068

