New York State Department of Environmental Conservation

FACT SHEET

State Superfund Program

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

Site Name: Former Munsey Cleaners
DEC Site #: 130081 Operable Units 02,02A *
Site Address: 1029 Port Washington Boulevard
Port Washington, NY 11050

February 2012

Site Name: Plaza Cleaners
DEC Site #: 130108 Operable Units 02, 02A*
Site Address: 966 Port Washington Boulevard
Port Washington, NY 11050

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

Public Meeting, Tuesday, 3/13/2012 at 6:30 PM
Parish Hall at St. Stephens Church 9 Carlton Avenue, Port Washington, NY 11050
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 or Department) related to the Former Munsey Cleaners located at 1029 Port Washington Boulevard, Port Washington, Nassau County and the Plaza Cleaners Site located at 966 Port Washington Boulevard, Port Washington, Nassau County. Please see the map for the site location.

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

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

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from February 27, 2012 through March 28, 2012. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the 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 No Further Action with Monitoring remedy proposed for the off-site includes:

**Operable Unit:* An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

Remedy for OU 02:
The main components of the remedy are:

1. A Site Management Plan is required, which includes the following:
a. an 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:
Engineering Controls: Monitoring of the groundwater, surface water and the sub-slab depressurization system.
This plan includes, but may not be limited to:
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- monitoring of groundwater and surface water to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department; and

c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:
- compliance monitoring of sub-slab systems to ensure proper O&M as well as providing the data for review;
- annual monitoring of the nine residential/commercial properties for a period of three years. Based on the data, the State will determine if additional actions are needed to prevent soil vapor intrusion into these buildings or if this monitoring can be discontinued; and
- maintaining site access controls and Department notification.

2. The sub slab depressurization systems will be operated continuously and will be monitored on a periodic basis.

3. Groundwater will be sampled from select monitoring wells, sentinel wells and the public water supply wells every year for a period of five years. Each year the groundwater data obtained will be reviewed to insure that the groundwater concentrations continued the current downward trend and do not impact the groundwater water supply. Every five years the data would be reviewed, evaluated and would be included in a report that makes recommendations for future activities and any necessary actions. At any time during this monitoring and data review, if sentinel wells show an increase in groundwater contamination appropriate measures would be implemented to protect the public supply wells prior to the five year review period. The evaluation of five year review will also include whether to continue or discontinue monitoring. The periodic monitoring of the groundwater will continue until the remedial objectives have been achieved, or until the NYSDEC determines that continued monitoring is not needed because the remedial goals were achieved or the concentration of contaminants are asymptotic as referenced in Technical Guidance Document, DER 10, Section 6.6.

4. Surface water samples will be collected periodically for five years and the results will be reviewed and an evaluation will be made whether to continue or discontinue monitoring.

5. Green remediation principals and techniques will be implemented to the extent feasible in the site management of the remedy per DER-31. The major green remediation components are as follows:
- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;

- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste.

Remedy for OU 02A:
More than eight soil vapor intrusion sampling events have been conducted off-site at or in the vicinity of the Munsey and Plaza Cleaners sites since 2002. The investigation area of each successive sampling event was extended so that property owners in all areas above the PCE plume were notified of the opportunity to have indoor air and sub-slab samples collected and analyzed.

Based on the results of the indoor air and sub-slab vapor sampling effort, sub-slab depressurization systems (SSDS) were installed at six locations in Port Washington between 2008 and 2009. One to five sub-slab vapor extraction points were installed in each building. A centrifugal in-line fan was installed to provide sub-slab ventilation. Before leaving each property following installation, the installation contractor explained the system operation to the property owner. Vacuum gauges and labels were installed on each fan system. Occupants were reminded to check these periodically for proper fan operation.

Pressure monitoring points were installed in structures with SSD systems to verify the effectiveness of the systems. A digital micro-manometer, capable of measuring the sub-slab to indoor air differential pressure to 0.001 of an inch of water column, was used as part of each communication test. The sub-slab vacuum was measured at three test points at each location. The measured pressures indicated that the SSD systems were providing adequate sub-slab influence for the structures in which they were installed. Five of the six locations in which a SSD system was installed had an adjoining building or structure next to them. Based on physical communication tests at these five locations, the SSD systems were mitigating vapors from adjoining structures in addition to vapors at the location where the systems were installed.

Indoor air and sub-slab vapor samples were collected by Malcolm Pirnie from 21 additional properties between January 26 and 29, 2010. Based on the data, annual monitoring was recommended at nine of the properties and no further actions were warranted at the remaining 12 properties.

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.

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. The project then moves to designing and performing the cleanup action to address the site contamination.

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

Background

Site Location: The site is located in an urban area of Nassau County, NY and is approximately 5 miles north of the Long Island Expressway in Port Washington. It is located near the intersection of Main Street and Port Washington Blvd.

Site Features: The Munsey Cleaners site (OU1) is located in a one-story retail shopping plaza and the first floor of the site is currently occupied by a Real Estate company and the basement is vacant. A sub-slab depressurization system is located in the basement area of the site (OU1). The Plaza Cleaners site (OU1) is a one-story concrete building surrounded by parking lot on approximately 0.25 acre lot. It is located across from Munsey site and OU2 for both sites addresses the co-mingled groundwater plume from both sites and the soil vapor intrusion study.

Current Zoning: Both sites (OU1) are zoned commercial. The off-site area (OU2) is mixed residential/commercial.

Historic Uses: The Munsey Cleaners site (OU1) is a commercial building constructed in 1947 and was used for dry cleaning operations until 1994. Tetrachloroethlyene (PCE) was used during dry cleaning operations and appears to have been disposed of in the basement. A soil sample taken by the NYSDEC from a basement sump during the summer of 1994 revealed contamination by the dry cleaning solvent tetrachloroethlyene. A follow-up site inspection and sampling visit by the Nassau County Department of Health confirmed the disposal of tetrachloroethlyene. Samples from the basement's dirt floor, floor drain and the sump were found to contain tetrachloroethlyene as high as 2,200 parts per million (ppm).

The Plaza Cleaners site (OU1) is a commercial building constructed in 1964 and is an active drycleaners. In 1998, a Phase I Environmental Site Assessment indicated recognized environmental conditions associated with an underground storage tank (UST) on-site and the long-term operation of a dry cleaner. Tetrachloroethylene (PCE) was subsequently identified in a floor drain within the building and in sub-slab soils during a Phase II Environmental Audit. In 1998 and 1999, under the oversight of the Nassau County Department of Health, approximately 941 tons of contaminated soil was excavated and disposed of off-site at a permitted disposal facility. An Order on Consent was negotiated between NYSDEC and the responsible party in March 2001. A soil and groundwater investigation conducted in 2003 revealed PCE in on-site groundwater and subsurface soil. A Remedial Investigation/Feasibility Study (RI/FS) was initiated by the responsible party and, in February 2007, a Remedial Action Plan/Feasibility Study (RAP/FS) plan was submitted to NYSDEC; however, in May 2007, the Consent Order was terminated by NYSDEC due to non-responsiveness. In Fall 2007, the site was listed as Class 2 on the Registry for Inactive Hazardous Waste Disposal Site (i.e., State Superfund) and the completion of the RI/FS was referred to State Superfund. A Soil Vapor Extraction (SVE) system was installed at the Plaza Cleaners site by the responsible party without state oversight or approval and is not operational at this time.

Operable Units: The sites were divided into two Operable Units to facilitate remediation. An operable unit represents a portion of the site remedy that for technical or administrative reasons can be addressed separately to eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination.

The Munsey Cleaners OU1 consists of a building located in a shopping complex where the dry cleaning operations were conducted.

The Plaza Cleaners OU1 consists of a building where dry cleaning operations were conducted. Additional investigations will be conducted to determine the nature and extent of on-site contamination.

OU2 is the off-site groundwater, surface water and off-site soil vapor. The off-site groundwater plume extends northwest from the site.

Site Geology and Hydrogeology: The site is situated at an elevation of approximately 125-feet above mean sea level in the Town of North Hempstead in northern Nassau County, Long Island on Manhasset Neck. Manhasset Neck is a 13.4 square mile peninsula that is bounded on the west, north and east by Manhasset Harbor, Long Island Sound and Hempstead Harbor. Regional topography irregularly slopes towards these bodies of water from the higher inland areas, but gently slopes away from the site to the west and more steeply upward from the site to the east. Surface run-off is controlled by gently sloping pavement towards on-site storm drains.

The local potable water supply is the underlying groundwater, which is supplied by the Port Washington Water District. Most active public supply wells extract water from deeper aquifers below silt and clay units. There are no existing drinking water supply wells at the site, nor is groundwater used for any purpose at the site. Public water supply wells exists approximately 3000 feet downgradient of the site, but have not been impacted by the site-related contaminants.

Operable Unit (OU) Number 02 is the subject of this document.

A Record of Decision was issued previously for OU 01 in November 2005.

A site location map is attached as Figure 1. The layout of the site is shown in Figure 2.

Additional Munsey Cleaners site details are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=130081

Additional site details are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=130108

FOR MORE INFORMATION

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

Port Washington Public Library
1 Library Drive
Port Washington, NY 11050
Phone: 516-883-4400

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

Munsey Cleaners Project Related Questions
Vivek Nattanmai
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7017
518-402-9814
vrnattan@gw.dec.state.ny.us

Site-Related Health Questions
Renata Ockerby
New York State Department of Health
547 River Street
Troy, NY 12180
518-402-7880
reo@health.state.ny.us

Plaza Cleaners Project Related Questions
Melissa Sweet
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9620
mlsweet@gw.dec.state.ny.us

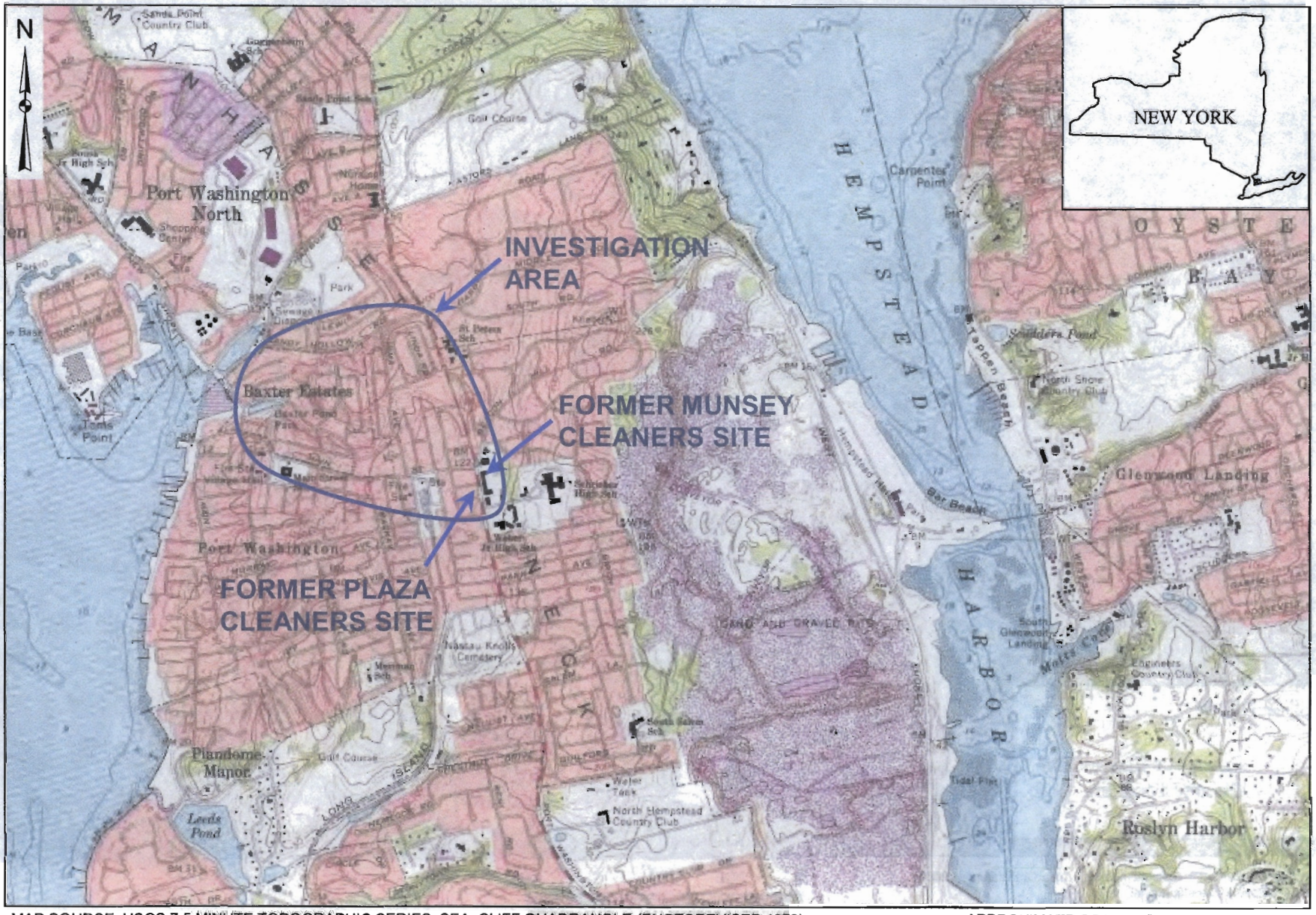
Receive Site Fact Sheets by Email
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: http://www.dec.ny.gov/chemical/61092.html. It's quick, it's free, 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.

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 already have signed up and received this fact sheet electronically.

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.



MAP SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC SERIES, SEA CLIFF QUADRANGLE (PHOTOREVISED 1979)

APPROXIMATE SCALE: 1" = 1500'

ARCADIS
Infrastructure Water Environment Buildings

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

MUNSEY AND PLAZA CLEANERS SITES
TOWN OF NORTH HEMPSTEAD, NEW YORK

SITE LOCATION

AUGUST 2011

FIGURE 1

SOURCE: NYSDOP 2-FT Resolution Natural Color Orthoimagery, 2004; New York State GIS Clearinghouse.

0 100 200 400

APPROXIMATE SCALE IN FEET

ARCADIS Infrastructure Water Environment Buildings	NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION MUNSEY AND PLAZA CLEANERS SITES TOWN OF NORTH HEMPSTEAD, NEW YORK	**AERIAL PHOTOGRAPH**	AUGUST 2011 FIGURE 2