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| <h1>FACT SHEET</h1> | <h2>State Superfund Program</h2> |
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Plaza Cleaners
DEC Site #: 130108
Address: 966 Port Washington Blvd
 Port Washington, NY 11050

Have questions?
See
"Who to Contact"
Below

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

Public Meeting, Tuesday, 12/16/2014 at 7:00 PM
Port Washington Public Library, 1 Library Dr, 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) related to the Plaza Cleaners site ("site") located at 966 Port Washington Blvd, Port Washington, 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 **December 11, 2014** through **January 10, 2015**. 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. The existing Air Sparge/ Soil Vapor Extraction system will be optimized to address the groundwater plume contaminated by volatile organic compounds (VOCs). It will capture the VOCs in the groundwater and soil at the source area and minimize any further downgradient migration of contaminated groundwater
2. A Site Management Plan will include a monitoring plan for the on-site groundwater and an

Operation and Maintenance Plan for the Air Sparge/ Soil Vapor Extraction component.

Summary of the Investigation

The Remedial Investigation found that the soil vapor and groundwater were contaminated by the dry cleaning operations formerly at Plaza Cleaners. The dry cleaning chemical tetrachloroethene was found in these media. The contamination is migrating off-site and is being monitored by a groundwater monitoring well network. Cleanup of the site is necessary to prevent further contamination of the aquifer.

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. 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

Location: The Plaza Cleaners site is located in a mixed commercial and residential area at 966 Port Washington Blvd, Port Washington, NY, near the intersection of Main Street and Port Washington Blvd in Nassau County. It is located on Manhasset Neck, which 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.

Site Features: The site is a one-story concrete building surrounded by parking lot on approximately 0.25 acre lot (OU-1). There is no exposed soil or grass. The Former Munsey Cleaners Site(Site No. 130081) is located approximately 200 feet to the northeast.

Current Zoning/Use(s): The site is zoned commercial and is an active dry cleaner. The cleaning process predominately uses a proprietary chemical, but has the capability to use PCE. The downgradient area (i.e., to the west) is zoned residential and commercial.

Past Use of the Site: The building on the site was constructed in 1964 for a dry cleaning business. 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, under the oversight of the Nassau County Department of Health, approximately 103 tons of contaminated soil was excavated and disposed of off-site at a permitted disposal facility. In 1999, an additional 837 tons of contaminated soil from under the west side of the building was removed and disposed of properly. The excavation extended to the water table, however no confirmatory sampling was completed. In 2003, a soil and groundwater investigation was conducted, which revealed PCE in on-site groundwater. Soil borings drilled around the extent of the former excavation area and identified PCE concentrations below the unrestricted soil cleanup

objective. In October 2007, the site was listed as Class 2 on the Registry of Inactive Hazardous Waste Disposal Sites in New York State and the site was referred to the State Superfund for completion of the RI/FS. An Air Sparge/Soil Vapor Extraction (AS/SVE) system was installed at the Plaza Cleaners site by the responsible party without Department oversight or approval. This system became operational in May 2012.

Operable Units: The site was 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.

OU1 consists of the parcel which includes the the building where dry cleaning operations were conducted. OU-1 addresses contamination on the site.

OU2 addresses off-site groundwater and surface water contamination and soil vapor intrusion. Residual contamination remains in the off-site groundwater, surface water and off-site soil vapor. The off-site groundwater plume is a co-mingled plume from both Former Munsey Cleaners and Plaza Cleaners (OU-2).

Site Geology and Hydrogeology: The site is underlain by the Upper Glacial Aquifer made up of sand with some gravel. It is situated at an elevation of approximately 125-feet above mean sea level. Regional topography irregularly slopes towards the harbor 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.

There are no existing drinking water supply wells at the site, nor is groundwater used for any purpose at the site. Potable water in the area is supplied by the Port Washington Water District whose wells are located in the underlying Upper Glacial Aquifer. The wells are located approximately 3000 feet downgradient of the site, but have not been impacted to date by site-related contamination. Groundwater flow is to the west at a depth of 25 ft below ground surface.

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=130108>

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.

Port Washington Public Library
Attn: Ms. Janet West
1 Library Drive
Port Washington, NY 11050
phone: 516-883-4400
(reference@pwpl.org)

Who to Contact

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

Project Related Questions

Melissa Sweet
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9620
melissa.sweet@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza Corning Tower 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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

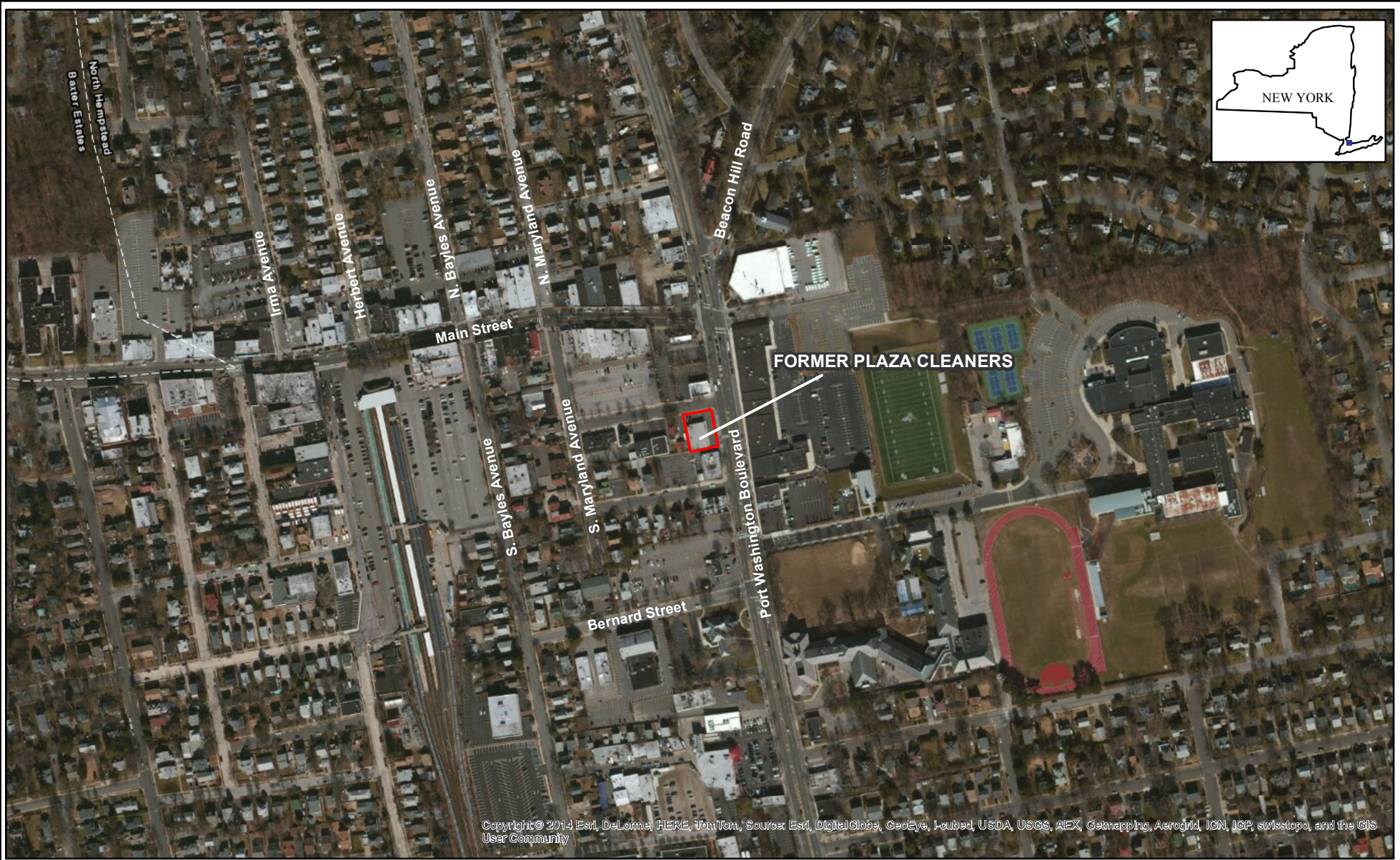
Receive Site Fact Sheets by Email

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

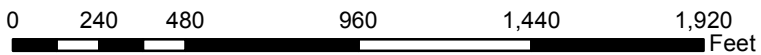


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
FORMER PLAZA CLEANERS - NYSDEC SITE #130108
TOWN OF NORTH HEMPSTEAD, NEW YORK

AERIAL PHOTOGRAPH



FIGURE
1

Legend

 Site Boundary

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