

Dear Citizen:

The New York State Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) wish to inform you of the current status at the former Chez Valet Dry Cleaners Site and proposed Interim Remedial Measure involving a pilot test and collection of soil and water samples. The property owner is intending to conduct field activities between February 2009 and June 2009. If you have any questions or would like more information, please contact:

Mr. Brian Jankauskas
Project Manager
NYSDEC

625 Broadway, 11th Floor
Albany, NY 12233-7015
(518) 402-9620

bfjankau@gw.dec.state.ny.us

For site related health questions,
please contact the following
NYSDOH representative:

Ms. Sharon McLelland
Public Health Specialist
Bureau of Environmental
Exposure Investigation
NYSDOH

Flanigan Square,
547 River Street, Room 300
Troy, NY 12180-2216
(518) 402-7880
spm03@health.state.ny.us

FACT SHEET

January 29, 2009

Chez Valet Dry Cleaners Site
Site No. 1-30-169

1-3 Manorhaven Boulevard
Port Washington, NY 11050

Proposed Interim Remedial Measure for the Former Chez Valet Dry Cleaners Site

The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH), is announcing that the property owner plans to conduct an Interim Remedial Measure (IRM) at the site to address contamination pertaining to the Chez Valet Dry Cleaners Site under the State Superfund Program (SSF). Environmental sampling will be performed to further characterize site conditions.

The site is located at 1-3 Manorhaven Boulevard in Port Washington, Nassau County, New York (see Figure 1). The site is occupied by two adjoining one story masonry buildings with the remainder of the property covered by asphalt. The site covers approximately 0.3 acres and is located at the northwest intersection of Manorhaven Boulevard and Sands Point Road in a commercial and residential area.

Site History

The site was initially developed in 1926. Historical records indicate that the property was utilized as a food market until the early 1970s when dry cleaning operations were initiated. Dry cleaning operations were terminated in 2006 when the property was sold. Dry cleaning and spot removal processes utilized tetrachloroethylene (PCE), which is a typical chemical used in the dry cleaning industry.

Historical Investigative Activities

Two environmental assessment reports, dated November 2004 and January 2006, were prepared for the adjacent vacant property to the west. The reports identified tetrachloroethylene in the groundwater and soil vapor, but not in the soil. Groundwater was determined to be approximately seven feet below ground surface and flow south towards Manhasset Bay.

Three environmental assessment reports, dated October 2006, January 2007 and December 2007, were prepared for the site. The reports identified tetrachloroethylene was utilized at the site and detected in the soil, groundwater and soil vapor.

As a result of the environmental assessment reports, the site was added to the Registry of Inactive Hazardous Waste Disposal Sites with a classification of 2 in July 2007. Class 2 sites present a significant threat to human health and/or the environment and require remediation (cleanup). The current property owner has agreed to conduct the remedial activities to address the contamination.

In August 2007, the New York State Department of Health and Nassau County Department of Health collected indoor air samples at the site, adjacent properties, and the John Phillips Sousa Elementary School. The indoor air results at the school did not detect tetrachloroethylene. Tetrachloroethylene was detected in the indoor air at the site. A drum of tetrachloroethylene was identified at the site and was subsequently removed from the facility.

Proposed Activities

The property owner intends to conduct an Interim Remedial Measure (IRM) to address site contamination. Prior to construction of the IRM, a pilot test will be performed to further evaluate site conditions. Environmental sampling will be performed as part of the IRM to locate the source of the contamination, assess groundwater quality and evaluate soil vapor intrusion potential. A drill rig will be present during these activities. Additional Remedial Investigation and Feasibility Study activities shall be performed after the IRM activities. IRM field activities are scheduled to be performed between February 2009 and June 2009 from 8 a.m. - 5 p.m.

Human Exposure Pathways

An exposure pathway describes the means by which an individual may be exposed to contaminants originating from a site. The route of exposure is the manner in which a contaminant actually enters or contacts the body (e.g., inhalation, ingestion or direct contact).

To date, indoor air sampling done at structures surrounding the site including the John Phillips Sousa Elementary School has not revealed a completed exposure pathway via the inhalation route of exposure for off-site structures. Soil vapor intrusion investigations of on-site and off-site structures will be conducted during future investigations planned for this

site to confirm whether this is a pathway of concern. Drinking water is supplied to the community by the Port Washington Water District and complies with all current Federal and State standards therefore, no completed exposure pathway exists for this potential exposure pathway. Since contact with subsurface contaminants is currently unlikely, no completed exposure pathway is presumed to exist via this route of exposure.

Citizen Participation

Public comments and public announcements will be performed in accordance with the Citizen Participation Plan that is available at the Document Repositories (locations indicated below). As indicated in the Citizen Participation Plan, fact sheets and/or public forums will be available when milestones (i.e. Proposed Remedial Action Plan and Record of Decision) are achieved. The document repositories will contain the finalized Interim Remedial Measure Work Plan and future documents as the project progresses.

Helpful Links

What is Exposure Information Sheet:

<http://www.health.state.ny.us/environmental/about/exposure.htm>

Interim Remedial Measures Fact Sheet:

<http://www.dec.ny.gov/chemical/8659.html>

Document Repositories: *To review site information:*

Public Library
Port Washington Public Library
One Library Drive
Port Washington, NY 11050
Attn: Ms. Janet West
(516) 883-4400

Hours:

M, Tu, Th, F 9 a.m. - 9 p.m.
W 11 a.m. - 9 p.m.
Sa (Sept. - June) 9 a.m. - 5 p.m.
Sa (July - Aug.) 9 a.m. - 1 p.m.
Su (Sept. - June) 1 p.m. - 5 p.m.

State Office
NYSDEC
625 Broadway, 11th Floor
Albany, NY 12233-7015
Attn: Mr. Brian Jankauskas
(518) 402-9620

Hours:

M-F 8 a.m. - 4 p.m.

State Office
NYSDEC - Region 1
SUNY - Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409
(631) 444-0240

Hours:

M-F 9 a.m. - 4:45 p.m.

For More Information: *Call or write the following staff for more information about:*

Project-Related Information:

Mr. Brian Jankauskas, P.E.
NYSDEC
625 Broadway, 11th Floor
Albany, NY 12233-7015
Phone: (518) 402-9620
bfjankau@gw.dec.state.ny.us

Citizen Participation:

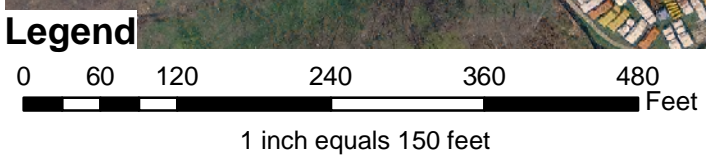
Mr. Bill Fonda
NYSDEC Region 1
SUNY - Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409
Phone: (631) 444-0350

Health-Related Information:

Ms. Sharon McLelland
NYSDOH
Flanigan Square
547 River Street, Room 300
Troy, NY 12180-2216
Phone: (518) 402-7880
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Key Plan
1 inch equals 20 miles



Source Data: Aerial - 2004 Color 20cm Resolution



New York State Department of Environmental Conservation
Site Plan
Chez Valet Dry Cleaner
Port Washington, Nassau County, New York

Created by: BFJ

Date: 11/18/08

Figure 1