



FACT SHEET State Superfund Program

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

Site Name: Chez Valet Dry Cleaners
DEC Site #: 130169
Address: 1 Manorhaven Blvd.
Port Washington, NY 11050

Have questions? See "Who to Contact" Below

NYSDEC Announces Reclassification of Site on Superfund Registry; Certifies Cleanup Requirements Achieved at State Superfund Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Chez Valet Dry Cleaners site ("site") located at 1 Manorhaven Blvd., Manorhaven, Nassau County under New York's State Superfund Program have been or will be met. Please see the map for the site location.

NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion regarding the site. A copy of the report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

The cleanup activities were performed by 1-3 Manorhaven Boulevard, LLC with oversight provided by NYSDEC.

Completion of Project

Following site cleanup, NYSDEC reclassified the site from Class 2 (significant threat to public health or environment - action required) to Class 4 (site properly closed - requires continued management) for the following reason(s):

The selected remedy was No Further Action with continued operation of the soil vapor extraction/sub-slab depressurization system, maintaining the existing site cover and continued monitoring of groundwater contaminant trends, as well as the implementation of Institutional and Engineering Controls (ICs/ECs). A Site Management Plan and Final Engineering Report have been prepared and an environmental easement has been placed on the property.

Final Engineering Report Approved

The NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

Institutional and Engineering Controls

Institutional controls and engineering controls are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls have been put in place on the site:

- Local Groundwater Restriction
- Monitoring Plan
- Site Management Plan
- Environmental Easement

The following engineering controls have been put in place on the site:

- Vapor Mitigation
- Cover System

Next Steps

With its receipt of a Certificate of Completion, the remedial party is eligible to redevelop the site. In addition, the remedial party has no liability to the State for contamination at or coming from the site, subject to certain conditions.

Background

Location: The Chez Valet Dry Cleaners site is located in a suburban area of Nassau County at 1-3 Manorhaven Boulevard in the Village of Manorhaven, NY.

Site Features: The site consists of a one-story structure built in 1926, which covers approximately 6,500 square feet. The northern space presently occupied by a cleaners was occupied by Chez Valet Dry Cleaners and the other space is currently utilized by a salon. A parking lot covers the remaining portions of the property. A residential property abuts the site to the north.

Current Zoning/Use(s): The site is zoned for commercial use and can be occupied by two tenants.

Past Use of the Site: A dry cleaner operated at the complex from the 1970's to 2006. Investigation reports from 2004, 2005, 2006, and 2011 indicate that PCE was detected in the soil vapor and groundwater at or near the site. In February 2011, a sub-slab depressurization system/soil vapor extraction system was installed.

Site Geology and Hydrogeology: The geology at the site consists of medium to fine sand to a depth of 11 feet below ground surface. Groundwater is approximately 7 feet below ground surface and flows to the southwest towards Manhasset Bay.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=130169>

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. Jane West
One 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:

Project Related Questions

Brian Jankauskas
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9626
brian.jankauskas@dec.ny.gov

Site-Related Health Questions

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Empire State Plaza Corning Tower Room 1787
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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.



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