NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report

6/3/2011

Site Code: 152157 **Site Name:** Eugene's Dry Cleaners
City: Babylon **Town:** Babylon
Region: 1 **County:** Suffolk
Current Classification: 02 **Proposed Classification:** 04
Estimated Size (acres): 1.00 **Disposal Area:** Structure
Significant Threat: Previously **Site Type:** Dry Cleaner
Priority ranking Score: 100 **Project Manager:** Brian Jankauskas

Summary of Approvals

Originator/Supervisor: John Swartwout	**01/24/2011**
RHWRE: Walter Parish:	**01/31/2011**
BEEI of NYSDOH:	**05/31/2011**
CO Bureau Director: James Harrington, Director, Remedial Bureau A:	**02/17/2011**
Assistant Division Director: Robert Schick:	**06/02/2011**

Site Description

Eugene's Dry Cleaners is located in an urban portion of Suffolk County, NY. The site is located at 54 East Main Street in Babylon. The main site feature is a large masonry building with a basement located along Main Street. The former dry cleaner occupied the one-story structure on the eastern side of the building from 1989 to 1999 and is currently occupied by a nail salon. The adjoining three-story structure is used for commercial businesses on the first floor and apartments on the upper levels. A garage and an asphalt covered parking area are located behind the structure. The site is zoned for commercial use and the properties in the vicinity of the site are zoned for commercial or community services. The nearest residential area is approximately 380 feet to the south.

Contamination at the site is attributable to the former dry cleaner operations. In June 1994, initial investigations were conducted with a focused Remedial Investigation performed in July 1998. In October 1998, an Interim Remedial Measure (IRM) consisting of power washing the basement and removing three cubic yards of soil and water from the sump. On December 1, 2000, a "no further action" Record of Decision (ROD) was issued for the site. Long term monitoring indicated a continuing decline in contaminant concentrations in groundwater. Soil vapor investigations were conducted in April 2006 and December 2007, which lead to the installation of sub-slab depressurization systems at an adjacent property in June 2009 and at the site in September 2010. Site geology primarily consists of two feet of silty sand grading to medium to coarse sand and gravel. Groundwater ranges between 6 and 9 feet below ground surface and flows to the south-southwest.

Contaminants of Concern (Including Materials Disposed) **Quantity Disposed**

OU 01

Site Code: 152157 **Site Name:** Eugene's Dry Cleaners

TETRACHLOROETHYLENE (PCE)	0.00
DICHLOROETHYLENE	0.00
TRICHLOROETHENE (TCE)	

Analytical Data Available for : Groundwater, Soil, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Groundwater, Soil

Site Environmental Assessment

Based upon investigations conducted to date, the primary contaminant of concern is tetrachloroethene (PCE) within the soil, groundwater and soil vapor in the vicinity of the basement sump, which is located towards the southeastern portion of the site. Sporadic detections of PCE breakdown products have been detected.

Soil: In December 2007, PCE soil concentrations exceeded unrestricted soil cleanup objectives, 1.3 parts per million (ppm), with a maximum concentration of 2.4 ppm at a depth of 3 feet below ground surface within the alley.

Groundwater: In March 2009, PCE groundwater concentrations exceed groundwater standards, 5 parts per billion (ppb), with a maximum concentration of 43 ppb approximately 100 feet south of the impacted sump. PCE was detected slightly above groundwater standards approximately 250 feet south of the sump.

Soil Vapor: In December 2007, sub-slab soil vapor samples detected up to 6,500 micrograms per cubic meter (ug/m3) beneath the on-site building. In December 2007, soil vapor samples detected PCE up to 48,000 ug/m3 in the alley. In March 2009, PCE was detected up to 3,400 ug/m3 beneath an adjacent building.

Site Health Assessment

No one will come into contact with contaminated sediments as they were removed from the on-site sump. People are not drinking the contaminated groundwater because the area is served by public water supply that is not affected by this contamination. Also, they are not coming into contact with the groundwater unless they dig below the ground surface. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Soil vapor intrusion sampling indicated impacts to indoor air quality. It is limited to the on-site building and one off-site building and sub-slab depressurization systems (a system that ventilates/removes vapors from beneath the building) were installed in both buildings and are operating effectively to prevent migration of contaminants via soil vapor intrusion.

Remedy Description and Cost

Remedy Description for Operable Unit 01

Based upon the results of the investigations, which have shown a significant decrease in total VOCs concentrations in groundwater, and the IRM that has been performed at the site, the NYSDEC has selected No Further Remedial Action with continued groundwater monitoring as the remedial alternative for the site.

Site Code: 152157 **Site Name:** Eugene's Dry Cleaners

Total Cost $6,000

Remedy Description for Operable Unit 01A

On October 22, 1998, an Interim Remedial Measure (IRM) consisting of power washing the basement and removing three cubic yards of soil and water from the sump located beneath the dry cleaner.

Total Cost

Remedy Description for Operable Unit 02

The remedy for this Legacy Site was completed as an IRM under OU-02A.

Total Cost

Remedy Description for Operable Unit 02A

Sub-slab depressurization systems (SSDS) were installed at an off-site structure in June 2009 and on-site in September 2010. Communication beneath the on-site structure was improved by sealing cracks, sealing two sumps, and placing vapor barriers over exposed soils.
- The off-site system will be maintained by the NYSDEC Bureau E. The property owner was provided an installation report, dated September 2009, which recommended the owner periodicially inspect the system (i.e. quarterly) and contact the NYSDEC when a problem is identified so corrective measures can be implemented.
- The on-site system will be maintained by the property owner. The installation report, dated July 19, 2010 and revised on October 4, 2010, recommended that the system be inspected quarterly and implement corrective measures as needed.

Total Cost $25,000

OU 00 **Site Management Plan Approval: 10/04/2010** **Status: ACT**

Site Code: 152157 **Site Name:** Eugene's Dry Cleaners

Basis for Classification Change

The primary site contaminant detected at the site is chlorinated organics (PCE). No further sampling is warranted as the extent of contamination has been defined and appropriate measures have been performed to remove contamination from the source area (1998 IRM) and limit exposure to residual contamination (installation of SSDS). Post SSDS installation sampling in December 2010 found PCE within the basement air of the former dry cleaners has decreased from 253 ug/m3 in April 2006 to 15 ug/m3 in December 2010. The on-site basement is not used by site occupants.

The site should be reclassified from a 2 to a 4 as indicated in the Record of Decision.

NEW YORK
state department of
HEALTH

Nirav R. Shah, M.D., M.P.H.
Commissioner

Sue Kelly
Executive Deputy Commissioner

May 31, 2011

Mr. James Harrington, Bureau Director
Remedial Bureau A
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway 11th Floor
Albany, New York 12233-7011

Re: Classification Package
Eugene's Dry Cleaners
Site #152157
Babylon (V), Suffolk County

Dear Mr. Harrington:

Staff reviewed the March 2011 Classification Report for the Eugene's Dry Cleaners Registry Site in Babylon, Suffolk County, which recommends reclassification of the site from a Class 2 to a Class 4. Based on that review, I understand an interim remedial measure (IRM) was implemented at the site in 1998 which included the clean out of contaminated soil and water from the former dry cleaner basement sump and power-washing the basement floor. Between 2006 and 2010, additional IRMs were implemented at the site which included: a new concrete floor in the western portion of the basement; geo-membrane vapor barriers installed over the dirt crawl spaces; basement sumps sealed; and, sub-slab depressurization systems (SSDS) installed on-site and at an adjacent structure east of the site. Post SSDS installation sampling found tetrachloroethene concentrations within the former dry cleaner's basement had decreased to below New York State Department of Health air guidelines.

It is my understanding that continued operation of the SSDS will be the responsibility of the respective property owners, including quarterly monitoring of the on-site SSDS with corrective action taken if needed; the off-site property owner will monitor the SSDS system on a periodic basis and will notify the New York State Department of Environmental Conservation if corrective action is necessary. In addition, groundwater will be monitored following site reclassification.

Based on this information, I believe the site no longer poses a significant threat to public health and concur with the recommendation to reclassify the site to a Class 4. If you have any questions, please contact me at (518) 402-7880.

Sincerely,

Steven M. Bates, Acting Director
Bureau of Environmental Exposure Investigation

ec: A. Salame-Alfie, Ph.D
K. Anders/C. Bethoney/F. Navratil -File
B. Devine – MDO
A. Rapiejko – SCDHS
A. Juchatz – SCDEE
J. Swartwout/ B. Jankauskas – NYSDEC, Albany
A. Daniels – NYSDEC, Albany
W. Parish – NYSDEC, Region 1

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION

SITE INVESTIGATION INFORMATION

1. SITE NAME	2. SITE NUMBER	3. a. TOWNSHIP b. CITY/VILLAGE	4. COUNTY
Eugenes Dry Cleaners	152157	Babylon	Suffolk

5. REGION 1

6. BCP ☐ ERP ☐ SPILL ☐ SUPERFUND X If Superfund: Current 2 Proposed 4 Modification

7. LOCATION OF SITE

a. Quadrangle Bay Shore West b. Site Latitude 40° 41' 47.2" Site Longitude -73° 19' 19.2"

c. Tax Map Numbers 14-2-7 d. Site Street Address 54 East Main Street, Babylon, Suffolk County, New York

8. BRIEFLY DESCRIBE THE SITE

Eugene's Dry Cleaners is located in an urban portion of Suffolk County, NY. The site is located at 54 East Main Street in Babylon. The main site feature is a large masonry building with a basement located along Main Street. The former dry cleaner occupied the one-story structure on the eastern side of the building from 1989 to 1999 and is currently occupied by a nail salon. The adjoining three-story structure is used for commercial businesses on the first floor and apartments on the upper levels. A garage and an asphalt covered parking area are located behind the structure. The site is zoned for commercial use and the properties in the vicinity of the site are zoned for commercial or community services. The nearest residential area is approximately 380 feet to the south.

Contamination at the site is attributable to the former dry cleaner operations. In June 1994, initial investigations were conducted with a focused Remedial Investigation performed in July 1998. In October 1998, an Interim Remedial Measure (IRM) consisting of power washing the basement and removing three cubic yards of soil and water from the sump. On December 1, 2000, a "no further action" Record of Decision (ROD) was issued for the site. Long term monitoring indicated a continuing decline in contaminant concentrations in groundwater. Soil vapor investigations were conducted in April 2006 and December 2007, which lead to the installation of sub-slab depressurization systems (SSDS) at an adjacent property in June 2009 and at the site in September 2010. Site geology primarily consists of two feet of silty sand grading to medium to coarse sand and gravel. Groundwater ranges between 6 and 9 feet below ground surface and flows to the south-southwest.

a. Area 1.55 acres b. Completed: ( ) Financial Assessment ( ) PSA ( ) IRM ( )RI/FS ( ) Construction ( ) O&M (X)Other: Off-site Groundwater Characterization

9. HAZARDOUS WASTE DISPOSED (Include EPA Hazardous Waste Numbers)

tetrachloroethene (F002) was detected in soil, soil vapor, and groundwater.

10. ANALYTICAL DATA AVAILABLE (X)Air (X)Groundwater ( )Surface Water ( )Sediment (X)Soil ( )Waste ( )Leachate ( )EPTox ( )TCLP

Contravention of Standards or Guidance Values:
Based upon investigations conducted to date, the primary contaminant of concern is tetrachloroethene (PCE) within the soil, groundwater and soil vapor in the vicinity of the basement sump, which is located towards the southeastern portion of the site. Sporadic detections of PCE breakdown products have been detected.

Soil: In December 2007, PCE soil concentrations exceeded unrestricted soil cleanup objectives, 1.3 parts per million (ppm), with a maximum concentration of 2.4 ppm at a depth of 3 feet below ground surface within the alley (Figure 1).

Groundwater: In March 2009, PCE groundwater concentrations exceed groundwater standards, 5 parts per billion (ppb), with a maximum concentration of 43 ppb approximately 100 feet south of the impacted sump. PCE was detected slightly above groundwater standards approximately 250 feet south of the sump. Figures 2 and 3 and Table 1 present the groundwater detections in 2007 and 2009.

Soil Vapor: In April 2006 initial indoor air sampling detected PCE up to 253 micrograms per cubic meter (ug/m3) in the basement air on-site (Table 2). In December 2007, sub-slab soil vapor samples detected up to 6,500 (ug/m^3) beneath the on-site building (Figure 4). In March 2007, 3,400 ug/m^3 of PCE was detected beneath an off-site building (Figure 5 and Table 3). Post SSDS samples collected in December 2010, detected up to 15 ug/m^3 within the on-site building (Table 4). In December 2007, soil vapor samples detected PCE up to 48,000 ug/m^3 in the alley (Figure 6). SSDS installations are illustrated on Figures 7 and 8.

11. CONCLUSION

The primary site contaminant detected at the site is chlorinated organics (PCE). No further sampling is warranted as the extent of contamination has been defined and appropriate measures have been performed to remove contamination from the source area (1998 IRM) and limit exposure to residual contamination (installation of SSDS). PCE within the basement air of the former dry cleaners has decreased from 253 ug/m^3 in April 2006 to 15 ug/m^3 in December 2010.

The site should be reclassified from a 2 to a 4 as indicated in the Record of Decision. Periodic certifications, once every five years, shall be prepared and submitted to the State to comply with State requirements for listed inactive hazardous waste sites. SSDS O&M shall follow installation report recommendations. Continued operation and need for sampling (i.e. groundwater or air sampling) shall be evaluated to determine if the systems need to continue to operate or if the site can be reclassified.

If Institutional Controls are Required: describe: ***If so, are they documented? Y ( ) N ( )***

12. SITE DATA

a. Nearest Surface Water: Distance 1,000 ft. Direction east ID & Classification recharge basin

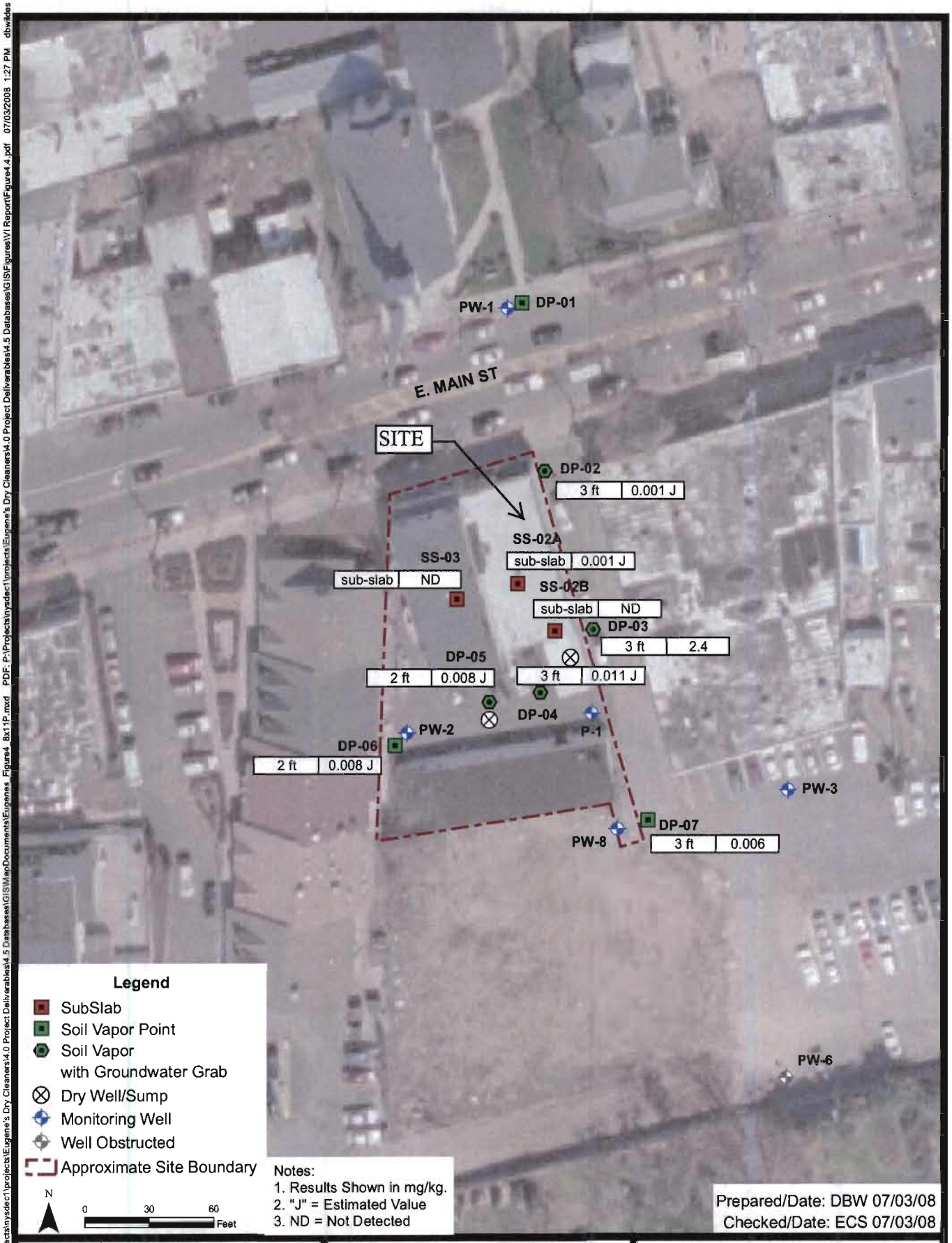
b. Nearest Groundwater: Depth 6 ft. Flow Direction south-southwest (X)Sole Source ( )Primary ( )High Yield ( ) Low Yield ( ) Non Yield

c. Nearest Water Supply: Distance ~3,800 ft. Direction northeast Active (X) Yes ( ) No Character:

d. Nearest Building: Distance 20 ft. Direction east Use commercial

e. Documented fish or wildlife mortality?	( )Y	(X)N	h. Exposed hazardous waste?	( )Y	(X)N
f. Impact on special status fish or wildlife resource?	( )Y	(X)N	i. EPA ID #	HRS Score	
g. Controlled Site Access?	( )Y	(X)N	j. Site Priority Ranking Score 100		

13. SITE OWNER'S NAME	14. ADDRESS	15. TELEPHONE NUMBER
Mr. Judge Manning	18 Mechanic Street, Amenia, NY 12501	845-373-8700



VI REPORT
EUGENE'S DRY CLEANERS
BABYLON, NY

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PCE in 2007 Soil Samples

Project 3612072087 Figure 1

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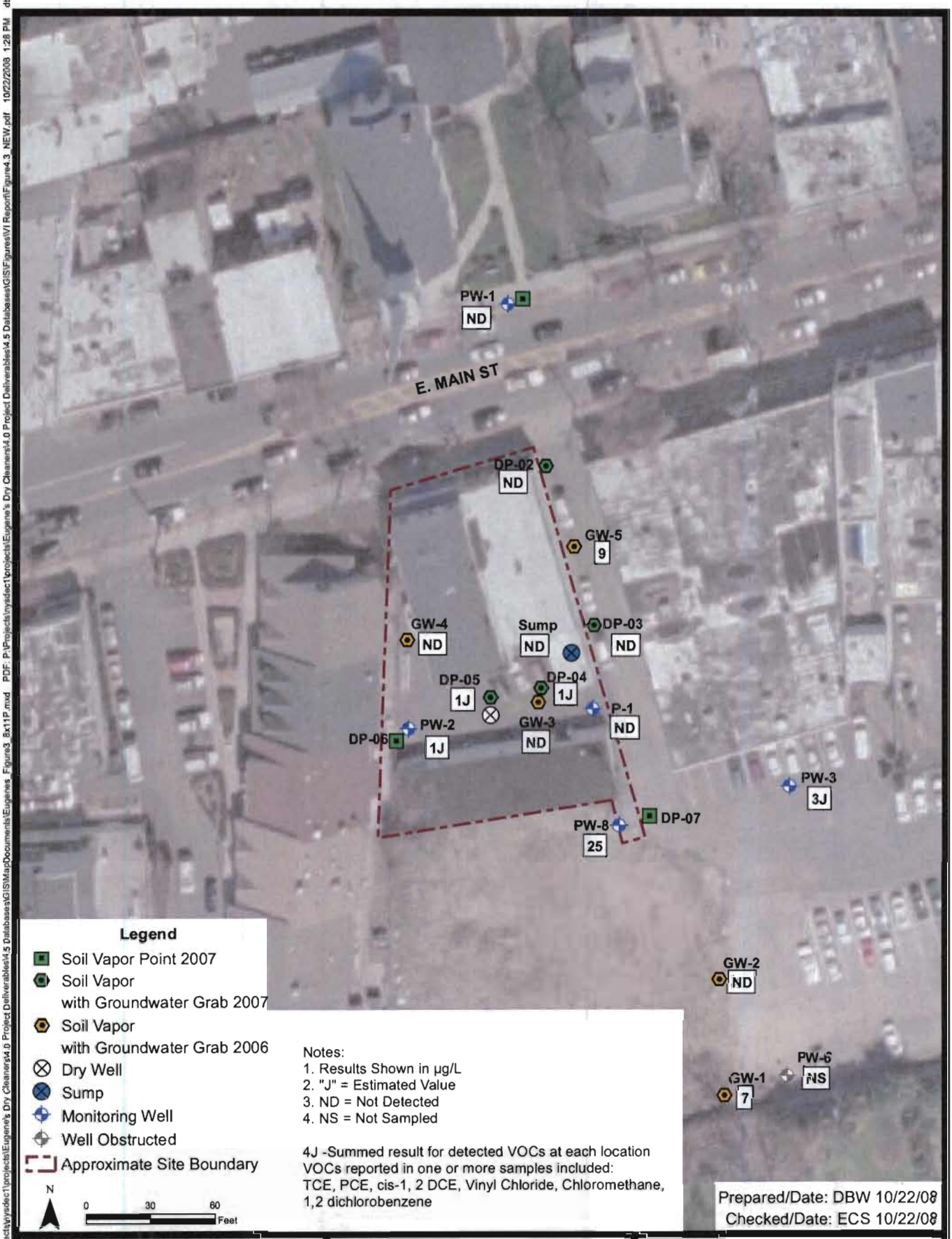

VI REPORT
EUGENE's DRY CLEANERS
BABYLON, NY

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PCE in Groundwater
2007
Project 3612072087 Figure 2

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VI REPORT - AMENDMENT 1
EUGENE'S DRY CLEANERS
BABYLON, NY

MACTEC

WATER LEVEL ELEVATION
March 2009
FIGURE 3

TABLE 1 - March 2009 Groundwater Sample Results

Location		P-1		PW-1		PW-2		PW-3		PW-3		PW-4		PW-8		PW-9		PW-10	
Field Sample Date		3/24/2009		3/25/2009		3/25/2009		3/24/2009		3/24/2009		3/24/2009		3/24/2009		3/26/2009		3/26/2009	
Field Sample ID		ECP01		ECPW1		ECPW2		ECPW3		ECPW3DUP		ECPW4		ECPW8		ECPW9		ECPW10	
QC Code		FS		FS		FS		FS		FD		FS		FS		FS		FS	
Parameter Name	**Criteria**	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
1,2,3-Trichlorobenzene	5*	5	U	5	U	5	U	5	U	**2.5**	J	5	U	5	U	5	U	5	U
1,2,4-Trichlorobenzene	5*	5	U	5	U	5	U	5	U	**1.4**	J	5	U	5	U	5	U	5	U
Chloroform	7*	5	U	5	U	5	U	5	U	**1.1**	J	5	U	5	U	5	U	5	U
Cis-1,2-Dichloroethene	5	5	U	5	U	5	U	5	U	5	U	5	U	**3.3**	J	5	U	**9.3**	J
Hexachlorobutadiene	0.5*	5	U	5	U	5	U	5	U	**2.3**	J	5	U	5	U	5	U	5	U
Methyl Tertbutyl Ether	10	**1.4**	J	5	U	5	U	5	U	5	U	5	U	5	U	5	U	**1.6**	J
Naphthalene	10	5	U	5	U	5	U	5	U	**1.9**	J	5	U	5	U	5	U	5	U
Tetrachloroethene	5	**1.7**	J	5	U	5	U	5	U	5	U	5	U	**43**	J	**1.0**	J	**12**	J
Trichloroethene	5	5	U	5	U	5	U	5	U	5	U	5	U	**5.2**	J	5	U	**4.1**	J
Vinyl chloride	2	5	U	5	U	5	U	5	U	5	U	5	U	5	U	5	U	**1.1**	J

Notes:
Results in microgram per liter (µg/L)
Only detected compounds shown.
Samples analyzed for VOCs by EPA Method 8260B
QC Code:
FS = Field Sample
FD = Field Duplicate
Qualifiers:
U = Not detected at a concentration greater than the reporting limit
J = Estimated value
Criteria = Values from Technical and Operational Guidance Series (TOGS) 1.1.1, Ambient Water Quality Standards and Guidance values and Groundwater Effluent Limitations (NYSDEC, 2008).
* = New York State Standard
Detections are indicated in **BOLD**
Highlighted results exceed criteria

TABLE 2

NYSDEC/Eugene's Dry Cleaners - Air Sampling Results

ON-SITE AIR SAMPLING RESULTS

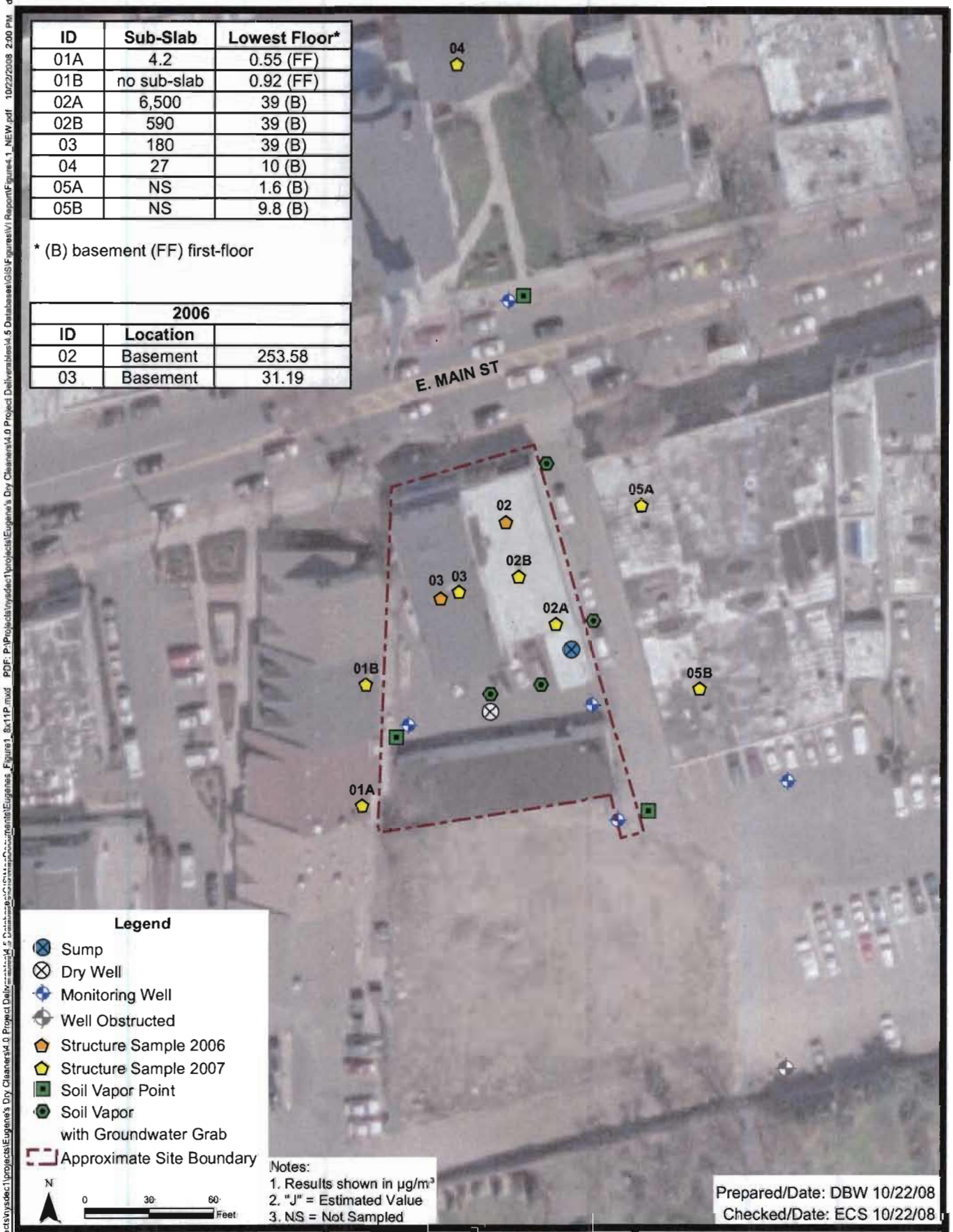
Sample ID	1-52-157-B-042006			1-52-157-B1-042006			1-52-157-FF-042006			1-52-157-AA-042006			X1-042006		
Sample Date	4/20/2006			4/20/2006			4/20/2006			4/20/2006			4/20/2006		
Sample Type	Indoor Air			Indoor Air			Indoor Air			Ambient Air			Indoor Air		
PAL ID	60243-04			60243-01			60243-03			60243-02			60243-05		
Compound	ppbv	ug/m3	Qualifier	ppbv	ug/m3	Qualifier	ppbv	ug/m3	Qualifier	ppbv	ug/m3	Qualifier	ppbv	ug/m3	Qualifier
Acetone	724.60	1721.26	D,J	1717.00	4078.67	D,E	1022.08	2427.90	D	30.53	72.52		675.60	1604.86	D,J
Benzene	0.53	1.68	J	0.64	2.06		0.69	2.22		0.77	2.47		0.58	1.86	J
Bromomethane	0.17	0.66	J	0.26	0.99		0.25	0.97		0.23	0.89	U	0.23	0.89	UJ
Carbon tetrachloride	0.15	0.94	UJ	0.15	0.94	U	0.15	0.94	U	0.15	0.94	U	0.15	0.94	UJ
Chlorobenzene	0.10	0.46	UJ	0.10	0.46	U	0.10	0.46	U	0.10	0.46	U	0.10	0.46	UJ
Chloroethane	0.11	0.29	UJ	0.11	0.29	U	0.11	0.29	U	0.11	0.29	U	0.11	0.29	UJ
Chloroform	0.10	0.49	J	0.13	0.63		0.10	0.49	U	0.10	0.49	U	0.10	0.49	UJ
Chloromethane	0.18	0.37	UJ	0.78	1.61		0.85	1.75		0.89	1.83		0.38	0.79	J
1,1-Dichloroethane	0.13	0.53	UJ	0.13	0.53	U	0.13	0.53	U	0.13	0.53	U	0.13	0.53	UJ
1,2-Dichloroethane	0.10	0.40	UJ	0.10	0.40	U	0.10	0.40	U	0.10	0.40	U	0.10	0.40	UJ
1,1-Dichloroethylene	0.10	0.40	UJ	0.10	0.40	U	0.10	0.40	U	0.10	0.40	U	0.10	0.40	UJ
cis-1,2-Dichloroethylene	0.11	0.44	UJ	0.11	0.44	U	0.11	0.44	U	0.11	0.44	U	0.11	0.44	UJ
trans-1,2-Dichloroethylene	0.15	0.59	UJ	0.15	0.59	U	0.15	0.59	U	0.15	0.59	U	0.15	0.59	UJ
1,2-Dichloropropane	0.10	0.46	UJ	0.10	0.46	U	0.10	0.46	U	0.10	0.46	U	0.10	0.46	UJ
cis-1,3-Dichloropropene	0.15	0.68	UJ	0.15	0.68	U	0.15	0.68	U	0.15	0.68	U	0.15	0.68	UJ
trans-1,3-Dichloropropene	0.16	0.73	UJ	0.16	0.73	U	0.16	0.73	U	0.16	0.73	U	0.16	0.73	UJ
Ethylbenzene	0.27	1.17	J	0.45	1.93		1.59	6.89		0.70	3.03		0.29	1.27	J
Methylene chloride	3.20	11.11	J	1.07	3.73		3.29	11.42		1.28	4.43		0.71	2.45	J
Styrene	1.06	4.52	J	1.78	7.59		11.28	48.04	J	0.10	0.43	U	1.22	5.19	J
1,1,2,2-Tetrachloroethane	0.10	0.69	UJ	0.10	0.69	U	0.10	0.69	U	0.10	0.69	U	0.10	0.69	UJ
Tetrachloroethylene	4.60	31.19	J	37.40	253.58		5.61	38.01		0.17	1.15		5.37	36.40	J
Toluene	12.16	45.81	J	27.29	102.83		31.63	119.21		181.93	685.59	D	11.70	44.11	J
1,1,1-Trichloroethane	0.10	0.55	UJ	0.25	1.34		0.13	0.69		0.10	0.55	U	0.10	0.55	UJ
1,1,2-Trichloroethane	0.10	0.55	UJ	0.10	0.55	U	0.10	0.55	U	0.10	0.55	U	0.10	0.55	UJ
Trichloroethylene	0.09	0.49	J	0.28	1.52		0.34	1.83		0.05	0.25	U	0.10	0.55	J
Vinyl chloride	0.10	0.26	UJ	0.10	0.26	U	0.10	0.26	U	0.10	0.26	U	0.10	0.26	UJ
m or p-Xylene	0.37	1.60	J	0.78	3.40		1.54	6.67		1.38	5.98		0.39	1.71	J
o-Xylene	0.39	1.70	J	1.03	4.47		1.45	6.30		1.11	4.82		0.42	1.83	J

Sample X1-042006 is a duplicate of 1-52-157-B-042006.
J = approximate value
D = dilution
E = concentration reported above linear range

ID	Sub-Slab	Lowest Floor*
01A	4.2	0.55 (FF)
01B	no sub-slab	0.92 (FF)
02A	6,500	39 (B)
02B	590	39 (B)
03	180	39 (B)
04	27	10 (B)
05A	NS	1.6 (B)
05B	NS	9.8 (B)

* (B) basement (FF) first-floor

2006		
ID	Location	
02	Basement	253.58
03	Basement	31.19



Legend

- Sump
- Dry Well
- Monitoring Well
- Well Obstructed
- Structure Sample 2006
- Structure Sample 2007
- Soil Vapor Point
- Soil Vapor with Groundwater Grab
- Approximate Site Boundary

N

0 30 60 Feet

Notes:
1. Results shown in µg/m³
2. "J" = Estimated Value
3. NS = Not Sampled

Prepared/Date: DBW 10/22/08
Checked/Date: ECS 10/22/08

VI REPORT
EUGENE'S DRY CLEANERS
BABYLON, NY

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PCE in Sub-Slab Vapor
and Basement Air
Project 3612072087 Figure 4

VI REPORT - AMENDMENT 1
EUGENE'S DRY CLEANERS
BABYLON, NY

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SAMPLE LOCATIONS
PROJECT 3612072087
FIGURE 5

TABLE 3 **March 2009 Indoor Air Sampling Results**

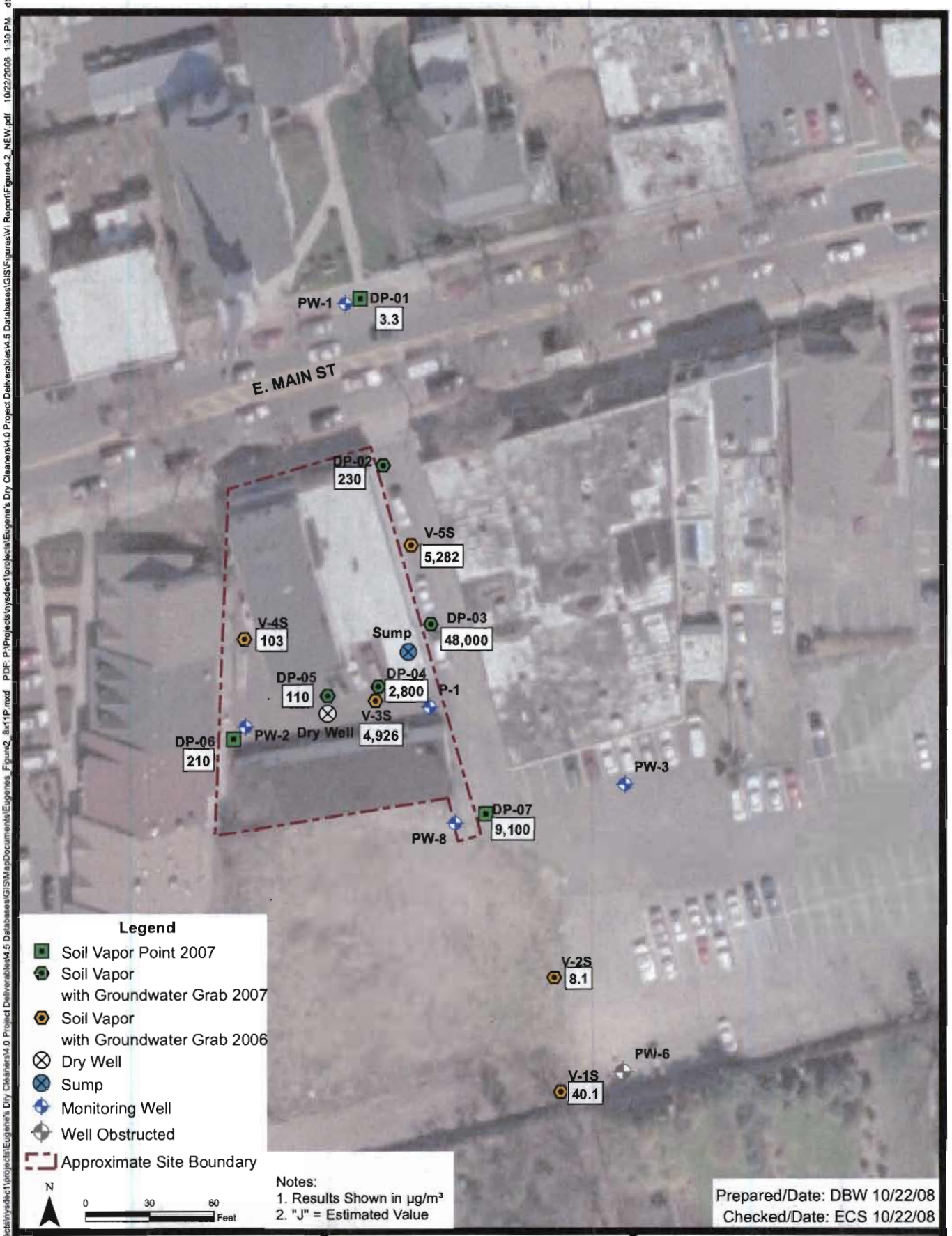
Structure ID	Ambient Air		Structure 05					
Location ID	AA-03		BA-05C		SS-05A		SS-05B	
Field Sample ID	3/24/2009		3/24/2009		3/24/2009		3/24/2009	
Field Sample Date	ECAA003		ECBA05C		ECSS05A		ECSS05B	
QC Code	FS		FS		FS		FS	
Parameter Name	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
1,1,1-Trichloroethane	0.19	UJ	0.19	UJ	0.54	UJ	**0.67**	J
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.27	U	**0.49**		0.76	U	0.76	U
1,2,4-Trimethylbenzene	0.18	U	**0.46**		0.5	U	0.5	U
1,4-Dichlorobenzene	0.21	U	**5.1**		**0.67**		**0.88**	
2-Butanone	0.13	U	**3.5**		2.4	U	**4.5**	
2-Hexanone	0.14	U	**0.58**		0.4	U	0.4	U
2-Propanol	**0.7**	J	**3.3**	J	**3.3**	J	**2.6**	J
Acetone	11	UJ	12	UJ	**28**	J	**38**	J
Benzene	0.12	U	**0.52**		0.32	U	**0.74**	
Carbon disulfide	0.12	U	0.12	U	**1.4**		**2.9**	
Carbon tetrachloride	0.22	U	**0.4**		0.62	U	0.62	U
Chloroform	0.17	U	0.17	U	**1.4**		**1.7**	
Chloromethane	**1.1**		**1.1**		0.2	U	0.2	U
Dichlorodifluoromethane	**2**		**2**		**2.2**		**3.9**	
Ethanol	**4.2**	J	**36**	J	**3.7**	J	**4.8**	J
Ethyl benzene	0.16	U	**0.25**		0.44	U	0.44	U
Heptane	0.14	U	**0.62**		0.4	U	**0.79**	
Hexane	0.13	U	**0.42**		**1.2**		**0.82**	
Methylene chloride	**6.6**		1.7	U	2.9	U	2.6	U
Tetrachloroethene	0.24	U	**2.1**		**3400**		**300**	
Toluene	0.14	U	**4.4**		**0.66**		**2**	
Trichloroethene	0.19	U	0.19	U	**8.7**		0.54	U
Trichlorofluoromethane	**0.96**		**1.1**		1		**1.3**	
Xylene, m/p	0.31	U	**0.64**		0.86	U	0.86	U
Xylene, o	0.16	U	**0.26**		0.44	U	0.44	U

Notes:
Only Detected Compounds shown.
Samples analyzed for VOCs by USEPA Method TO-15.
Location Name: AA = Ambient Air; SS = Sub-Slab Soil Vapor; BA = Basement Air
Results in microgram per cubic meter ($\mu g/m^3$)
QC Code:
FS = Field Sample
Qualifiers:
U = Not detected at a concentration greater than the RL
J = Estimated value
Detections are indicated in **BOLD**

Table 4
Eugene's Dry Cleaners (152157)
Site Basement Air Results (December 29, 2010)

Analyte	BA1	BA2	DUP	OA
Ethylbenzene	0.6	U	0.53	0.62
Styrene	U	U	U	U
Benzyl chloride	U	U	U	U
cis-1,3-Dichloropropene	U	U	U	U
trans-1,3-Dichloropropene	U	U	U	U
1,4-Dichlorobenzene	U	U	U	U
1,2-Dibromoethane (EDB)	U	U	U	U
1,2-Dichloroethane	U	U	U	U
4-Methyl-2-pentanone (MIBK)	U	U	U	U
1,3,5-Trimethylbenzene	0.57	U	U	U
Toluene	7.4	4	7.6	4.2
Chlorobenzene	U	U	U	U
n-Hexane	1.2	1.5	1.5	1.4
Cyclohexane	U	U	U	U
1,2,4-Trichlorobenzene	U	U	U	U
1,4-Dioxane	U	U	U	U
Dibromochloromethane	U	U	U	U
Tetrachloroethene	15	2.4	14	0.7
m-Xylene & p-Xylene	1.9	U	1.2	2
cis-1,2-Dichloroethene	U	0.75	U	U
trans-1,2-Dichloroethene	U	U	U	U
Methyl tert-butyl ether	U	U	U	U
2,2,4-Trimethylpentane	0.99	U	1.1	1.1
1,3-Dichlorobenzene	U	U	U	U
Carbon tetrachloride	0.63	0.46	0.65	0.66
Ethanol	36 J	28 J	40 J	26 J
Chloroform	U	U	U	U
Benzene	1.7	2.2	1.9	1.9
1,1,1-Trichloroethane	U	U	U	U
Bromomethane	U	U	U	U
Chloromethane	1.5	1.5	1.5	1.9
Chloroethane	U	U	U	U
Vinyl chloride	U	U	U	U
Methylene chloride	0.99	2.4	1.2	1.7
Bromoform	U	U	U	U
Bromodichloromethane	U	U	U	U
1,1-Dichloroethane	U	U	U	U
1,1-Dichloroethene	U	U	U	U
tert-Butyl alcohol	U	U	U	U
Trichlorofluoromethane	1.4	1.8	1.6	1.7
Dichlorodifluoromethane	2.7	2.9	2.8	3
1,1,2-Trichlorotrifluoroethane	U	0.65	0.63	0.65
1,2-Dichloro-1,1,2,2-tetrafluoroethane	U	U	U	U
1,2-Dichloropropane	U	U	U	U
2-Butanone (MEK)	3.5	1.7	3.7	2
1,1,2-Trichloroethane	U	U	U	U
Trichloroethene	0.73	4.4	0.75	1.2
1,1,2,2-Tetrachloroethane	U	U	U	U
Hexachlorobutadiene	U	U	U	U
o-Xylene	0.73	U	0.36	0.7
1,2-Dichlorobenzene	U	U	U	U
1,2,4-Trimethylbenzene	2	U	1.2	0.75

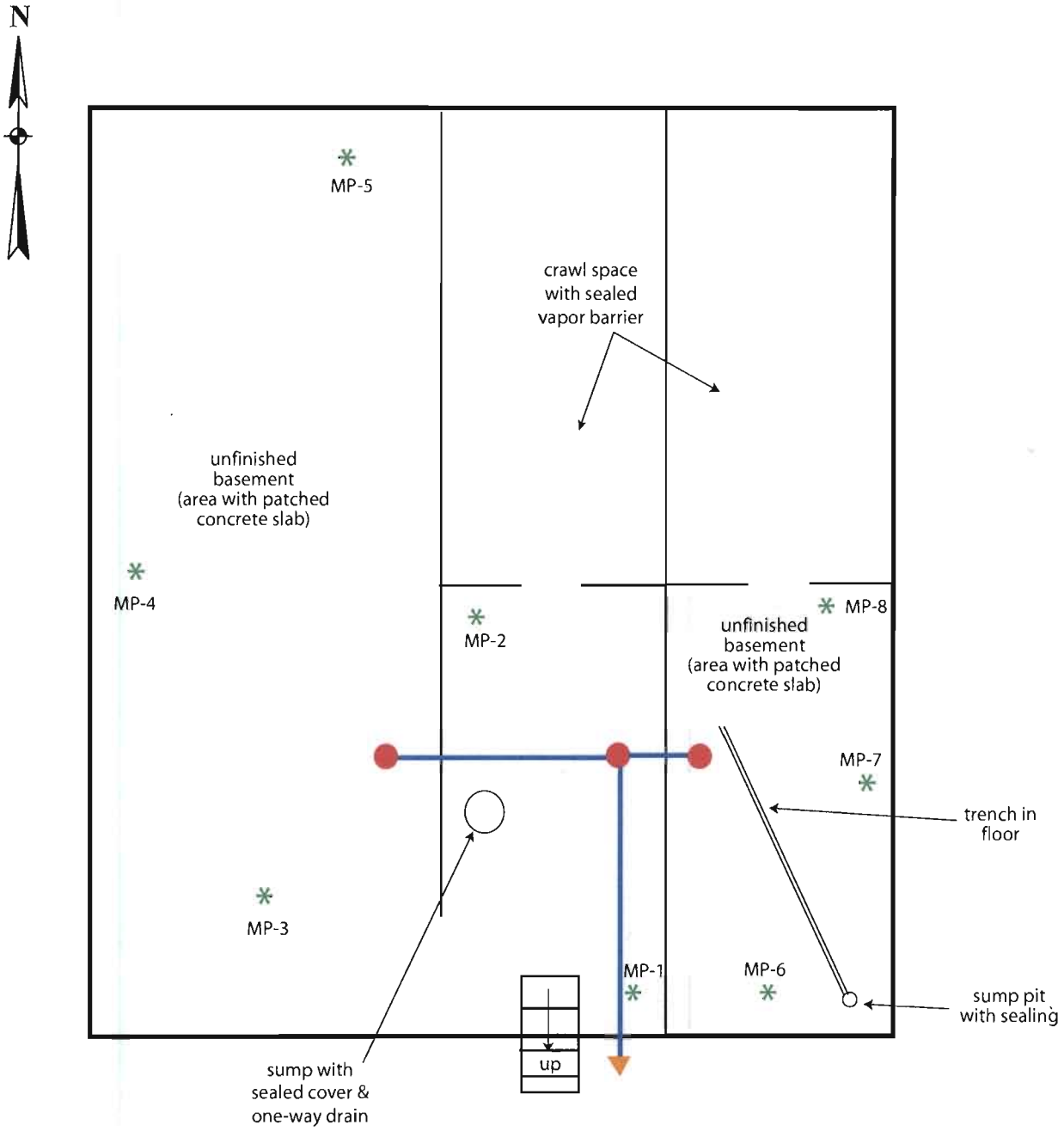
Notes:
1. Units: micrograms per cubic meter
2. U: not detected
3. DUP is a field duplicate of BA1 from the basement of the former dry cleaner.
4. BA2 is a sample of basement air from beneath the adjoining building.
5. OA is an outdoor air sample.
6. J: estimated value



VI REPORT
EUGENE'S DRY CLEANERS
BABYLON, NY

MACTEC

PCE in Soil Vapor
(Outside Locations)
Project 3612072087 Figure 6



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Final SSDS Plan

50-54 East Main Street
Village of Babylon
Suffolk County, New York

Legend:
- monitoring point
- suction point
- system fan (RadonAway RP-265)
- system piping (4" schedule 40 PVC)

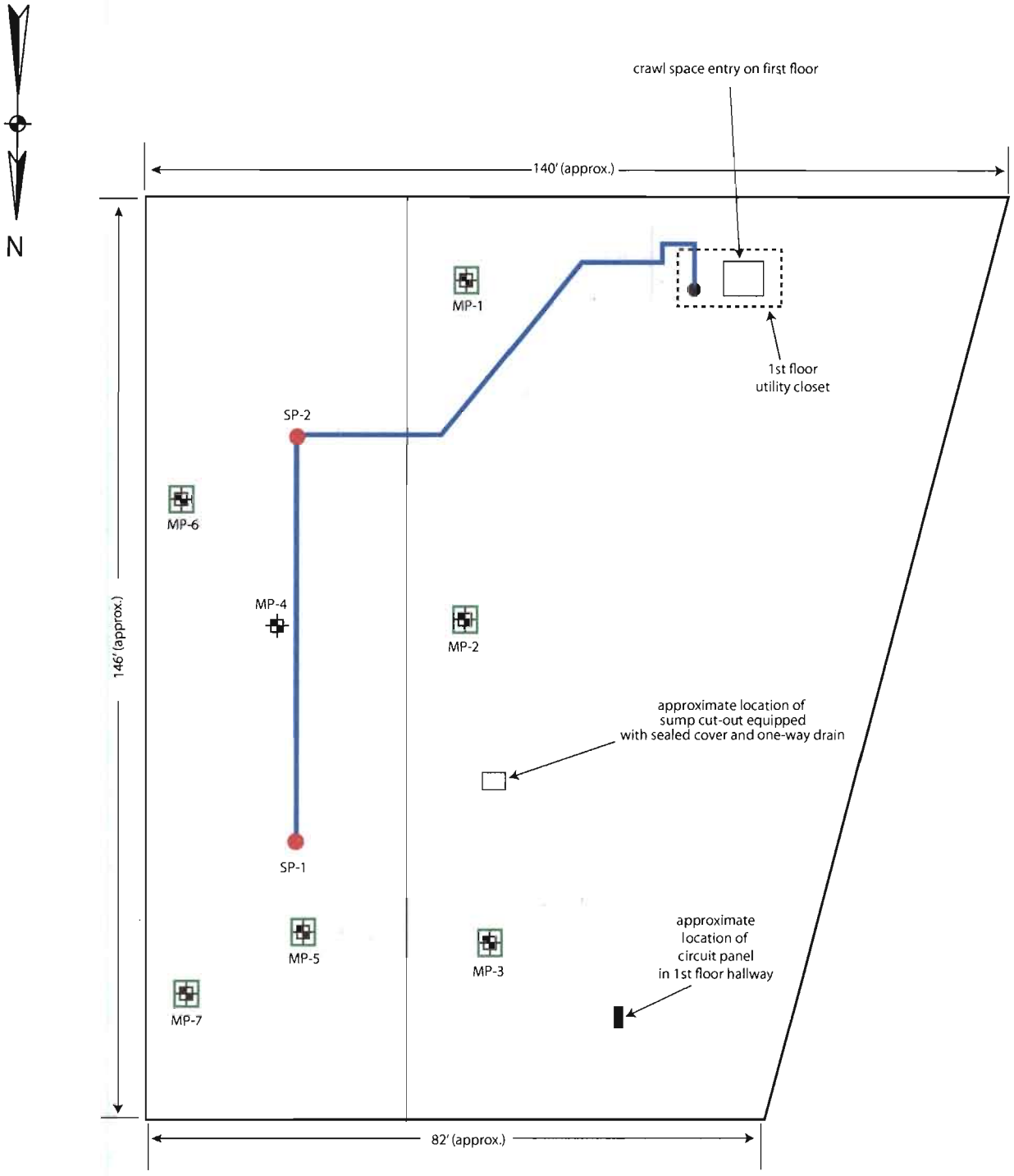
ESI File: MB09023.32

October 2010

Scale: 1" = 15' approximately

Figure 7

Ecosystems Strategies, Inc.



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

As-Built SSV System Plan

72 East Main Street
Village of Babylon
Suffolk County, New York

Legend:

- system piping (4" schedule 40 PVC)
- suction point
- permanent monitoring point
- temporary monitoring point
- location of vertical riser to building rooftop (system fan & discharge located on roof)

ESI File: MB09023.30
July 2009
Scale as shown
Figure 8

Source: Ecosystems Strategies, Inc., 2009. Final Report for Sub-Slab Ventilation System Installation.

The selected remedy for any site should, at a minimum, eliminate or mitigate all significant threats to the public health or the environment presented by the hazardous waste present at the site. The State believes that the IRM completed at the site accomplished this objective, provided that groundwater monitoring continues to show decreasing contaminant concentrations in groundwater.

Based upon the results of the investigations, which have shown a significant decrease in total VOCs concentration in groundwater, and the IRM that has been performed at the site, the NYSDEC has selected No Further Remedial Action with continued groundwater monitoring as the remedial alternative for the site.

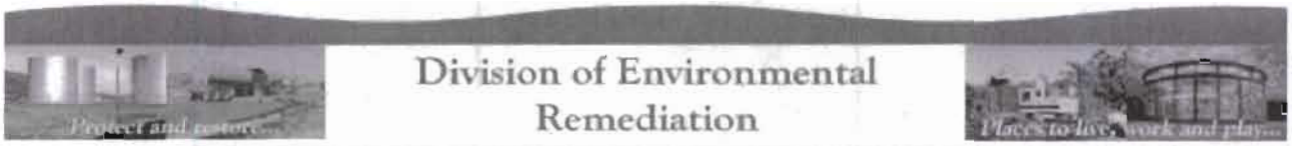
The remaining low VOC concentrations in the groundwater in the immediate vicinity of the site do not pose a threat to public health or the environment. There are no drinking water supply wells in this area due to the proximity of saline waters and the VOC concentrations in groundwater are low enough to preclude adverse impacts to indoor air quality in nearby buildings. Groundwater impacts from this site have not reached any surface water body, and even if these low VOC concentrations were to eventually reach the nearest surface water body, they would not cause an adverse environmental impact.

The Department will also reclassify the site from a Class 2 to a Class 4 (which means the site has been remediated but requires ongoing monitoring) on the New York State Registry of Inactive Hazardous Waste Disposal Sites. Four new monitoring wells, in additional to the 3 microwells (P-1, P-6, and P-8) installed during the Remedial Investigation, will be part of the long term monitoring of this site, as shown on figure 4. The cost to install these addition wells is approximately $5,000 and the annual cost to monitor all the wells on a semi-annual basis is approximately $1000. The new and existing wells will be monitored for a minimum of 5 years to confirm long term trends of the clean up of groundwater contamination near the site.

SECTION 7: HIGHLIGHTS OF COMMUNITY PARTICIPATION

As part of the remedial investigation process, a number of Citizen Participation activities were undertaken in an effort to inform and educate the public about conditions at the site and the potential remedial alternatives. The following public participation activities were conducted for the site:

- A repository for documents pertaining to the site was established.
- A site mailing list was established which included nearby property owners, local political officials, local media and other interested parties.
- A fact sheet summarizing the RI results and describing the Proposed Remedial Action Plan was mailed to those on the mailing list in June 2000.



Print Format

Site Information			
ID:	152157	Program:	State Superfund Program
Name:	Eugene's Dry Cleaners	Address:	54 East Main Street
Modified:	01/20/2011	Modified By:	BFJANKAU

- **The Update Was Successful**

(Note:For assistance in answering the questions please put your mouse pointer over the Question Number on the left hand side of the table. Please review the General Instructions and a separate window will pop up. **DO NOT** go back to the the Priority Ranking Home Page you may lose data or any changes you've made.)

Division of Environmental Remediation - Priority Ranking Scoresheet	
Scored By: BFJANKAU	Scoring Date: 01/20/2011
Lead Bureau: Remedial Bureau A	Lead Off.: Remedial Section C
Project Type: OM&M	Site Located in Reg.: 1 (Not Necessary if Region Lead)
Program Type(Check all that apply)	VCP ERP ☑ HW SP BCP
FUND SOURCE(Check all that Apply)	PRP EPA Loc. Gov. ☑ SSF OPA 90 T3 VC ERP OSF
SITE SETTING(select all that may apply)	☑ URBAN ☐ RURAL SUBURBAN COMMERCIAL INDUSTRIAL RESIDENTIAL

Site Priority Scoring

	Prioritization Factors	Yes/No	Impact Value	FACTOR SCORE	Cummulative Score
1	Public or Community Water Supply Impact detected?	Yes ● No	100	0	0
2	Private Water Supply Impact detected?	Yes ● No	100	0	0
3	Dermal or Ingestion Impact detected?	Yes ● No	100	0	0
4	Vapor/Inhalation Impact detected?	Yes ● No	100	0	0
5	Ecosystem impacted?	Yes ● No	90	0	0
6	Surface water or utilities impacted?	Yes ● No	75	0	0
7	Public or Community Water Supply threatened?	Yes ● No	75	0	0
8	Private Water Supply threatened?	Yes ● No	60	0	0
9	Dermal or Ingestion impact threatened?	Yes ● No	60	0	0
10	Vapor/Inhalation impacts threatened?	● Yes No	60	60	60

11	**Ecosystem threatened?**	Yes • No	50	0	60
12	**Surface water or utilities threatened?**	Yes • No	50	0	60
13	**Highly Persistent or Mobile Material?**	Yes • No	50	0	60
14	**Primary or High Yield Aquifer impacted?**	Yes • No	50	0	60
15	**Material Acutely Toxic or Significant Potential Human Health Threat?**	Yes • No	40	0	60
16	**Extensive Areal Extent?**	Yes • No	30	0	60
17	**Groundwater impacted?**	• Yes No	20	20	80
18	**Contaminated soils?**	• Yes No	20	20	100
19	**Significant Volume/Concentration of Contaminant?**	Yes • No	20	0	100
IMPACT SCORE					100

Save Edit Cancel Close

Add Priority Ranking

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, NY 12233-7020
Phone: (518) 402-9553 • Fax: (518) 402-9547
Website: www.dec.ny.gov

Joe Martens
Commissioner

JUN -7 2011

Mr. Judge Manning
Executor of Sam Cantor's Estate
18 Mechanic Street
Amenia, New York 12501

Dear Mr. Manning:

As mandated by Section 27-1305 of the Environmental Conservation Law (ECL), the New York State Department of Environmental Conservation (Department) must maintain a Registry of all inactive disposal sites suspected or known to contain hazardous waste. The ECL also mandates that this Department notify the owner of all or any part of each site or area included in the Registry of Inactive Hazardous Waste Disposal Sites as to changes in site classification.

Our records indicate that you are the owner or part owner of the site listed below. Therefore, this letter constitutes notification of change in the classification of such site in the Registry of Inactive Hazardous Waste Disposal Sites in New York State.

DEC Site No.: 152157
Site Name: Eugene's Dry Cleaners
Site Address: 54 East Main Street, Babylon, NY 11702

Classification change from Class 2 to Class 4

The reason for the change is as follows:

- The extent of contamination has been defined and appropriate measures have been performed to remove contamination from the source area (Interim Remedial Measures – 1998) and limit exposure to residual contamination (installation of sub-slab depressurization system (SSDS)). PCE within the basement air of the former dry cleaners has decreased. Therefore, the site no longer poses a significant threat to public health or the environment.

Enclosed is a copy of the Department's Inactive Hazardous Waste Disposal Site Report form as it appears in the Registry. An explanation of the site classifications is available at http://www.dec.ny.gov/chemical/8663.html. The Law allows the owner and/or operator of a site listed in the Registry to petition the Commissioner of the New York State Department of Environmental Conservation for deletion of such site, modification of site classification, or modification of any information regarding such site, by submitting a written statement setting forth the grounds of the petition.

Such petition may be addressed to:

Honorable Joseph J. Martens
Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1010

For additional information, please contact Brian Jankauskas, the project manager at (518) 402-9620.

Sincerely,

Kelly A. Lewandowski, P.E.
Chief
Site Control Section

Enclosures

cc: Yuni Nails, Attn: Mr. Hai Chung Lee

ec: D. Desnoyers
D. Weigel
A. English
K. Lewandowski
B. Jankauskas

bec: w/Enc.
S. Bates, NYSDOH
J. Harrington, Director, Remedial Bureau A
J. Swartwout, Remedial Bureau A
C. Elgut, Regional Attorney, Region 1
R. Evans, Regional Permit Administrator, Region 1
W. Parish, RHWRE, Region 1
S. Heigel

6/6/2011

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Inactive Hazardous Waste Disposal Report

Site Code	152157				
Site Name	Eugene's Dry Cleaners	**Address**	54 East Main Street		
Classification	04	**City**	Babylon	**Zip**	11702
Region	1	**County**	Suffolk	**Town**	Babylon
Latitude	40 degrees, 41 minutes, 47.03 seconds			**Estimated Size**	1.0000
Longitude	-73 degrees, 19 minutes, 19.41 seconds				
Site Type	Dry Cleaner	**Disposal Area**	Structure		

Site Description

Eugene's Dry Cleaners is located in an urban portion of Suffolk County, NY. The site is located at 54 East Main Street in Babylon. The main site feature is a large masonry building with a basement located along Main Street. The former dry cleaner occupied the one-story structure on the eastern side of the building from 1989 to 1999 and is currently occupied by a nail salon. The adjoining three-story structure is used for commercial businesses on the first floor and apartments on the upper levels. A garage and an asphalt covered parking area are located behind the structure. The site is zoned for commercial use and the properties in the vicinity of the site are zoned for commercial or community services. The nearest residential area is approximately 380 feet to the south.

Contamination at the site is attributable to the former dry cleaner operations. In June 1994, initial investigations were conducted with a focused Remedial Investigation performed in July 1998. In October 1998, an Interim Remedial Measure (IRM) consisting of power washing the basement and removing three cubic yards of soil and water from the sump. On December 1, 2000, a "no further action" Record of Decision (ROD) was issued for the site. Long term monitoring indicated a continuing decline in contaminant concentrations in groundwater. Soil vapor investigations were conducted in April 2006 and December 2007, which lead to the installation of sub-slab depressurization systems at an adjacent property in June 2009 and at the site in September 2010. Site geology primarily consists of two feet of silty sand grading to medium to coarse sand and gravel. Groundwater ranges between 6 and 9 feet below ground surface and flows to the south-southwest.

Contaminants of Concern (Including Materials Disposed) — Quantity

OU 01

TETRACHLOROETHYLENE (PCE)	0.00
DICHLOROETHYLENE	0.00
TRICHLOROETHENE (TCE)	

Analytical Data Available for : Groundwater, Soil, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Groundwater, Soil, Soil Vapor

Site Environmental Assessment

Based upon investigations conducted to date, the primary contaminant of concern is tetrachloroethene (PCE) within the soil, groundwater and soil vapor in the vicinity of the basement sump, which is located towards the southeastern portion of the site. Sporadic detections of PCE breakdown products have been detected.

Soil: In December 2007, PCE soil concentrations exceeded unrestricted soil cleanup objectives, 1.3 parts per million (ppm), with a maximum concentration of 2.4 ppm at a depth of 3 feet below ground surface within the alley.

Groundwater: In March 2009, PCE groundwater concentrations exceed groundwater standards, 5 parts per billion (ppb), with a maximum concentration of 43 ppb approximately 100 feet south of the impacted sump. PCE was detected slightly above groundwater standards approximately 250 feet south of the sump.

Soil Vapor: In December 2007, sub-slab soil vapor samples detected up to 6,500 micrograms per cubic meter (ug/m3) beneath the on-site building. In December 2007, soil vapor samples detected PCE up to 48,000 ug/m3 in the alley. In March 2009, PCE was detected up to 3,400 ug/m3 beneath an adjacent building.

6/6/2011

Site Health Assessment

No one will come into contact with contaminated sediments as they were removed from the on-site sump. People are not drinking the contaminated groundwater because the area is served by public water supply that is not affected by this contamination. Also, they are not coming into contact with the groundwater unless they dig below the ground surface. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Soil vapor intrusion sampling indicated impacts to indoor air quality. It is limited to the on-site building and one off-site building and sub-slab depressurization systems (a system that ventilates/removes vapors from beneath the building) were installed in both buildings and are operating effectively to prevent migration of contaminants via soil vapor intrusion.

Owners

Current Owner(s)

MR. JUDGE MANNING

EXECUTOR OF SAM CANTOR'S ESTATE

18 MECHANIC STREET

AMENIA NY 12501

Operators

Current Operator(s)

Mr. Hai Chung Lee

Yuni Nails

54 East Main Street

Babylon NY 11702

Previous Operator(s)

Donald Gottwald

54 East Main Street

Babylon NY 11702

Eugene McCusker

Vero Beach FL

New York State Department of Environmental Conservation

PUBLIC NOTICE | **State Superfund Program**

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

Site Name: Eugene's Dry Cleaners **June 28, 2011**
Site No. 152157 **Tax Map No.** 14-2-7
Site Location: 54 East Main Street, Babylon, New York 11702

Inactive Hazardous Waste Disposal Site Classification Notice

The Inactive Hazardous Waste Disposal Site Program (the State Superfund Program) is the State's program for identifying, investigating, and cleaning up sites where the disposal of hazardous waste may present a threat to public health and/or the environment. The New York State Department of Environmental Conservation (Department) maintains a list of these sites in the Registry of Inactive Hazardous Waste Disposal Sites (the "Registry"). The site identified above, and located on a map on the reverse side of this page, was recently reclassified on the Registry as a Class 4 site that no longer presents a significant threat to public health and/or the environment for the following reason(s):

The extent of contamination has been defined and appropriate measures have been performed to remove contamination from the source area (Interim Remedial Measures) and limit exposure to residual contamination (installation of sub-slab depressurization system (SSDS)). Indoor air concentrations of tetrachloroethene (PCE, or "perc") in the basement have significantly decreased following installation of the SSDS. Therefore, the site no longer poses a significant threat to public health or the environment. Continued operation of the SSDS will protect building occupants and site conditions shall be monitored by periodically sampling groundwater.

If you own property adjacent to this site and are renting or leasing your property to someone else, please share this information with them. If you no longer wish to be on the contact list for this site or otherwise need to correct our records, please contact the Department's Project Manager listed below.

FOR MORE INFORMATION

Additional information about this site can be found using the Department's "Environmental Site Remediation Database Search" engine which is located on the internet at:
www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

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

Project Related Questions
Brian Jankauskas, Project Manager
NYS Department of Environmental Conservation
625 Broadway – 11th Floor
Albany, New York 12233-7015
(518) 402-9620
bfjankau@gw.dec.state.ny.us

The Department is sending you this notice in accordance with Environmental Conservation Law Article 27, Title 13 and its companion regulation (6 NYCRR 375-2.7(b)(6)(ii)) which requires the Department to notify all parties on the contact list for this site of this recent action.

Approximate Site Location
Eugene's Dry Cleaners
Site ID 152157
54 East Main Street, Babylon, NY 11702

Receive Site Updates by Email

Have site information such as this public notice 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: 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 received this notice by way of a county email listserv.

Suffolk County Water Authority
Attn: James F. Gaughran, Chairman
2045 Route 112, Suite 5
Coram, NY 11727

Judith A. Pascale
Suffolk County Clerk
310 Center Drive
Riverhead, NY 11901-3392

Honorable Steve Levy
Suffolk County Executive
H. Lee Dennison Building
100 Veterans Memorial Highway
P.O. Box 6100
Hauppauge, NY 11788-0099

Carol A. Quirk
Town Clerk
Town of Babylon
200 East Sunrise Highway
Lindenhurst, NY 11757

Mr. Steve Bellone
Supervisor
Town of Babylon
200 East Sunrise Highway
Lindenhurst, NY 11757

Honorable Ralph A. Scordino
Mayor
Village Hall
153 West Main Street
Babylon, NY 11702

Mr. Judge Manning
18 Mechanic Street
Amenia, NY 12501

Presbyterian Church
79 East Main Street
Babylon, NY 11702

72 E Main Street Properties
72 East Main Street
Babylon, NY 11702

S&A Neocronon, Inc.
15 Sachem Court
Farmingdale, NY 11738

62 E Main Street Reality, LLC
200 Motor Parkway, Suite C-20
Hauppauge, NY 11788

Electronic copies:

D. Desnoyers, Director, Division of Environmental Remediation
A. English, Director, Bureau of Technical Support
K. Lewandowski, Chief, Site Control Section
J. Harrington, Director, Remedial Bureau A
W. Parish, RHWRE, Region 1
R. Evans, Regional Permit Administrator, Region 1
B. Fonda, Regional CPS, Region 1
S. Bates, NYSDOH
S. McLelland, NYSDOH
L. Ennist, DER, Bureau of Program Management
D. Feldman, Suffolk County
J. Swartwout, Remedial Bureau A
B. Jankauskas, Project Manager
S. Heigel