

New York State Department of Environmental Conservation  
Division of Environmental Remediation  
Bureau of Hazardous Site Control

152184

ADDITIONS/CHANGES TO REGISTRY: SUMMARY OF APPROVALS

SITE NAME: MOM'S CLEANERS DEC I.D. NUMBER 152184

Current Classification \_\_\_\_\_ Volunteer Yes \_\_\_\_\_ No ☒  
Sign (7) below

Activity: ☒ Add as Class 4 ☐ Reclassify to \_\_\_\_\_ ☐ Delist Categor \_\_\_\_\_ ☐ Modify \_\_\_\_\_

Approvals:

1. Regional Hazardous Waste Engineer	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<u>5/10/00</u>
2. BEEI of NYSDOH	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<u>BYPASSED 12/23/00</u>
3. DEE	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<u>4/28/00</u>
4. _____ Remediation Action Bureau Director [Class 2]	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<u>N/A</u>
5. BHSC - Investigation Section	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<u>4/13/00</u>
6. BHSC - O&M Section [Class 4]	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<u>7/6/00</u>
7. BPM - Brownfield & Voluntary Cleanup Section	<u>C. L. Troj...</u>		Date <u>2/13/01</u>
8. Site Control Section	<u>Dani P. F...</u>		Date <u>1/22/01</u>
9. Director	<u>Robert J. Mar...</u>		Date <u>4/29/01</u>

Completion Checklist for Registry Sites

	Completed By: Initials	Date
OWNER NOTIFICATION LETTER?	<input checked="" type="checkbox"/>	<u>3-2-01</u>
ADJACENT PROPERTY OWNER NOTIFICATION LETTER?	<input checked="" type="checkbox"/>	<u>3-19-01</u>
ENB/LEGAL NOTICE SENT? (For Deletion Only)	<input type="checkbox"/>	_____
COMMENTS SUMMARIZED/PLACE IN REPOSITORY?	<input type="checkbox"/>	_____
FINAL NOTIFICATION SENT TO OWNER? (For Deletion Only)	<input type="checkbox"/>	_____



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
DIVISION OF ENVIRONMENTAL REMEDIATION

SITE INVESTIGATION INFORMATION

1. SITE NAME <b>Mom's Cleaners</b>		2. SITE NUMBER <b>152184</b>	3. TOWN/CITY/VILLAGE <b>Hamlet of West Islip</b>	4. COUNTY <b>Suffolk</b>										
5. REGION <b>1</b>	6. CLASSIFICATION <b>CURRENT None PROPOSED 4 MODIFY</b>													
7. LOCATION OF SITE (Attach U.S.G.S. Topographic Map showing site location) a. Quadrangle: Bay Shore West b. Site Latitude 40° 42' 33.6" N Site Longitude 73° 17' 45.1" W c. Tax Map Numbers: District 500: Section 437, Block 02 Lot 01; Section 455, Block 03, Lot 01 d. Site Street Address: 556 Union Boulevard, West Islip, NY 11795														
8. BRIEFLY DESCRIBE THE SITE (Attach site plan showing disposal/sampling locations) The premises, located near Keith Lane, is part of the Captree shopping center, which includes four retail establishments, one of which was the former dry cleaning facility called Mom's Cleaners. This firm was evicted by the landlord in July 1997. Elevated levels of chlorinated solvents were uncovered while investigating a gasoline spill at Lou's Gulf, a former automotive repair facility / gasoline and diesel fuel dispensing station. The sources of contamination, the dry cleaning unit and the former septic tank were remediated by the property owner in September and October 1997. In August 1997, tetrachloroethene (PCE) levels in these areas were 1000 and 670 ppb respectively. However, one of the soil borings (SB-11) sampled in October 1998 showed that residual PCE contamination (215 ppb) remained. Also, recent groundwater sampling indicated that two monitoring wells, MW #6 and MW #9, situated directly downgradient of the dry cleaning unit contained elevated (i.e. above groundwater standards) levels of PCE. For both wells, the latest sampling shows a decrease compared to the earliest results. Unfortunately, the data does not yet show a clear trend because the PCE levels appear to have decreased then increased again or vice versa depending on which well was being observed. For example, it has reduced from 212 ppb for well #6, but had increased from 25 ppb to 115 ppb (5/1999) for well #9 and was at the same 25 ppb level prior to the latest sampling. Note that for both wells, PCE was measured at less than 1 ppb in February 1999. Those were the only PCE results that showed a clear order of magnitude reduction, but it was not duplicated in later testing. For vinyl chloride (a derivative of PCE), however, a substantial reduction of about two orders of magnitude was observed at MW #6. a. Area <u>0.12</u> acres b. EPA ID Number <u>NYD981131923</u> c. Completed <input type="checkbox"/> Env. Property Assessment <input type="checkbox"/> Phase I <input checked="" type="checkbox"/> Phase II <input type="checkbox"/> PSA <input type="checkbox"/> SI <input type="checkbox"/> ESI <input type="checkbox"/> IRM <input type="checkbox"/> JRI/FS <input type="checkbox"/> Construction <input type="checkbox"/> O&M <input checked="" type="checkbox"/> Other Remedial work and sampling														
9. HAZARDOUS WASTE DISPOSED (Include EPA Hazardous Waste Numbers) Tetrachloroethene, a F002 waste. Levels were up to 1,000 ppb in the soil.														
10. ANALYTICAL DATA AVAILABLE a. <input type="checkbox"/> Air <input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Surface Water <input type="checkbox"/> Sediment <input checked="" type="checkbox"/> Soil <input type="checkbox"/> Waste <input type="checkbox"/> Leachate <input type="checkbox"/> EPTox <input type="checkbox"/> TCLP b. Contravention of Standards or Guidance Values ( $\mu\text{g/l}$ ) -February 22, 2000 <table><thead><tr><th></th><th>Groundwater</th><th>MW #6</th><th>MW #9</th><th>NYS Standard</th></tr></thead><tbody><tr><td>Tetrachloroethene</td><td></td><td>49</td><td>13</td><td>5</td></tr></tbody></table>						Groundwater	MW #6	MW #9	NYS Standard	Tetrachloroethene		49	13	5
	Groundwater	MW #6	MW #9	NYS Standard										
Tetrachloroethene		49	13	5										
11. CONCLUSION <b>Although there has been some remedial work, subsequent sampling indicated that residual contamination remained in both the soil and groundwater. The soil levels appear to be somewhat reduced and even the earlier concentrations were below NYSDEC's cleanup guidelines. However, as seen above, the most recent groundwater results are still well above the applicable standard. In only one earlier sampling event (February 1999), PCE was measured at less than 1ppb. Groundwater sampling is undertaken on a quarterly basis, so this situation should be monitored to, hopefully, establish a clear trend and thereby determine if the remediation has been effective.</b> a. Institutional Controls (IC) Required? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N b. If yes, identify c. Are these ICs in place and verified? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N														
12. SITE DATA a. Nearest Surface Water: Distance <u>1.5</u> mi. Direction <u>south-southwest</u> Classification <u>C (Capri Lake)</u> b. Nearest Groundwater: Depth <u>3.5</u> ft. Flow Direction <u>South</u> (X)Sole Source <input type="checkbox"/> Primary <input type="checkbox"/> Other High-Yield Aquifer c. Nearest Water Supply: Distance <u>2</u> mi. Direction <u>North</u> Active <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No d. Nearest Building: Distance <u>120</u> ft. Direction <u>South</u> Use <u>Single Family Residence</u> e. In State Economic Development Zone? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N i. Controlled Site Access? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N f. Crops or livestock on site? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N j. Exposed hazardous waste? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N g. Documented fish or wildlife mortality? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N k. HRS Score <u>None</u> h. Impact on special status fish or wildlife resource? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N l. For Class 2: Priority Category <u>N/A</u>														
13. SITE OWNER'S NAME <b>Delilah Realty; c/o Moritt, Hock &amp; Hamroff, LLP; Attn: Mr. David Cohen</b>		14. ADDRESS <b>400 Garden City Plaza, Suite 201, Garden City, NY 11530</b>		15. TELEPHONE <b>516-873-2000</b>										
16. PREPARER <b>Hayden Brewster</b> Signature Date <b>Hayden Brewster, Environmental Engineer II, BHSC, DER</b> Name, Title, Organization		17. APPROVED <b>Robert J. Marino</b> Signature Date <b>Acting Director BHSC</b> Name, Title, Organization												

**New York State Department of Environmental Conservation**  
**Division of Environmental Remediation**  
**Bureau of Hazardous Site Control, Room 252**  
10 Wolf Road, Albany, New York 12233-7010  
**Phone: (518) 457-8807 • FAX: (518) 457-8989**  
**Website: www.dec.state.ny.us**



NOV 16 2000

G. Anders Carlson, Ph.D.  
Bureau of Environmental Exposure Investigation  
NYS Department of Health  
Flanigan Square  
547 River Street  
Troy, NY 12203-3313

Dear Dr. Carlson:

Our records show that your office has not yet forwarded recommendations to us for sites on the enclosed list.

To assure that further action is not delayed, we plan to make final Registry listing decisions on these sites by December 20, 2000. Please provide your recommendations to us by this date so that we may incorporate them into our final decisions. Those sites which may be candidates for the voluntary cleanup program are noted in the list.

Sincerely,

Robert L. Marino  
Acting Director  
Bureau of Hazardous Site Control  
Division of Environmental Remediation

Enclosure

bcc: R. Marino  
D. Farrar

DF/srh

## NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

## Division of Environmental Remediation

## Inactive Hazardous Waste Disposal Report

<b>Site Name:</b>	<b>Mom's Cleaners</b>	<b>Site Code:</b>	<b>152184</b>
<b>Class Code:</b>	<b>4</b>	<b>Region:</b>	<b>1</b>
<b>County:</b>	<b>Suffolk</b>	<b>EPA Id:</b>	<b>NYD981131923</b>
<b>Address:</b>	<b>556 Union Boulevard</b>	<b>City:</b>	<b>West Islip</b>
<b>Latitude:</b>	<b>40 42' 33"</b>	<b>Longitude:</b>	<b>73 17' 45"</b>
<b>Site Type:</b>	<b>Lagoon</b>	<b>Estimated Size:</b>	<b>0.12 Acres</b>
<b>Zip:</b>	<b>11795</b>		

## Site Owner / Operator Information:

Current Owner(s) Name:	<b>Delilah Rlty;c/o Moritt,Hock&amp;Hamroff</b>		
Current Owner(s) Address:	<b>400 Garden City Plaza, Suite 201</b>	<b>Garden City</b>	<b>NY 11530</b>
Owner(s) during disposal:	<b>Gordon Broadway Corporation</b>		
Operator(s) during disposal:	<b>Mom's Cleaners</b>		
Stated Operator(s) Address:	<b>556 Union Boulevard</b>	<b>West Islip</b>	<b>NY 11795</b>
Hazardous Waste Disposal Period:	From <b>1993</b>	To <b>1997</b>	

## Site Description:

This former dry cleaning facility is located on the corner of Keith Lane and Union Boulevard, in the Captree shopping center, which includes four retail establishments. The company vacated in July 1997. Due to a gasoline spill investigation at Lou's Gulf, a nearby "former automotive repair facility / gasoline and diesel fuel dispensing station" chlorinated solvents were uncovered. The sources of contamination were determined to be the dry cleaning unit and the former septic tank, both of which were remediated by the property owner in September and October 1997. Prior to this, in August 1997, tetrachloroethene (PCE) levels in these areas were 1000 and 670 ppb respectively. However, one of the soil borings (SB-11) sampled in October 1998 showed that residual PCE contamination (215 ppb) remained. Also, recent groundwater sampling indicated that two monitoring wells, MW #6 and MW #9, situated downgradient of the dry cleaning unit contained elevated levels of PCE. For both wells, the latest sampling data shows a decrease in comparison to the earliest results. Nevertheless, a consistent and clear trend is not yet apparent. For example, the PCE levels appear to have decreased then increased again: it has reduced from 212 ppb for well #6, but had increased from 25 ppb to 115 ppb (5/1999) for well #9 and was at the same 25 ppb level prior to the latest sampling. Also, in one instance (February 1999) PCE was measured at less than 1 ppb for both wells, but those were the only results that showed a clear order of magnitude reduction, and it was not duplicated in later testing. In well MW #6, the PCE derivative vinyl chloride did show a marked decrease from 240 ppb to 3 ppb.

## Confirmed Hazardous Waste Disposal:

tetrachloroethene (F002 Waste)

## Quantity:

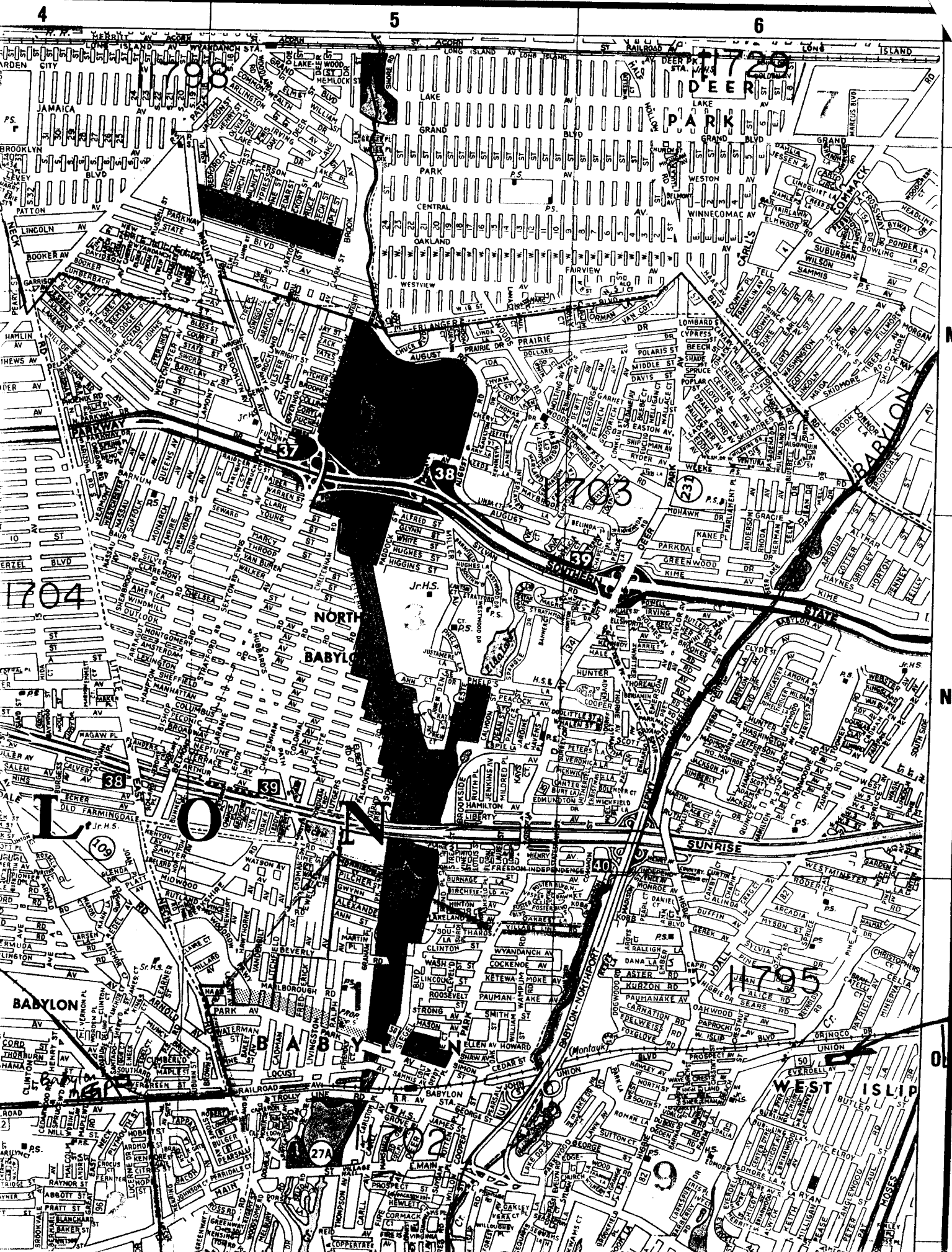
unknown

<b>Analytical Data Available for:</b>	<b>Groundwater</b>	<b>Soil</b>	<b>Sediment</b>
<b>Applicable Standards Exceeded in:</b>	<b>Groundwater</b>		
<b>Geotechnical Information:</b>			
<b>Soil/Rock Type:</b>	<b>medium to coarse sand and gravel</b>	<b>Depth to Groundwater:</b>	<b>3.5 feet</b>
<b>Legal Action: Type:</b>		<b>Status:</b>	
<b>Remedial Action:</b>	<b>Nature of action:</b>		

## Assessment of Environmental Problems:

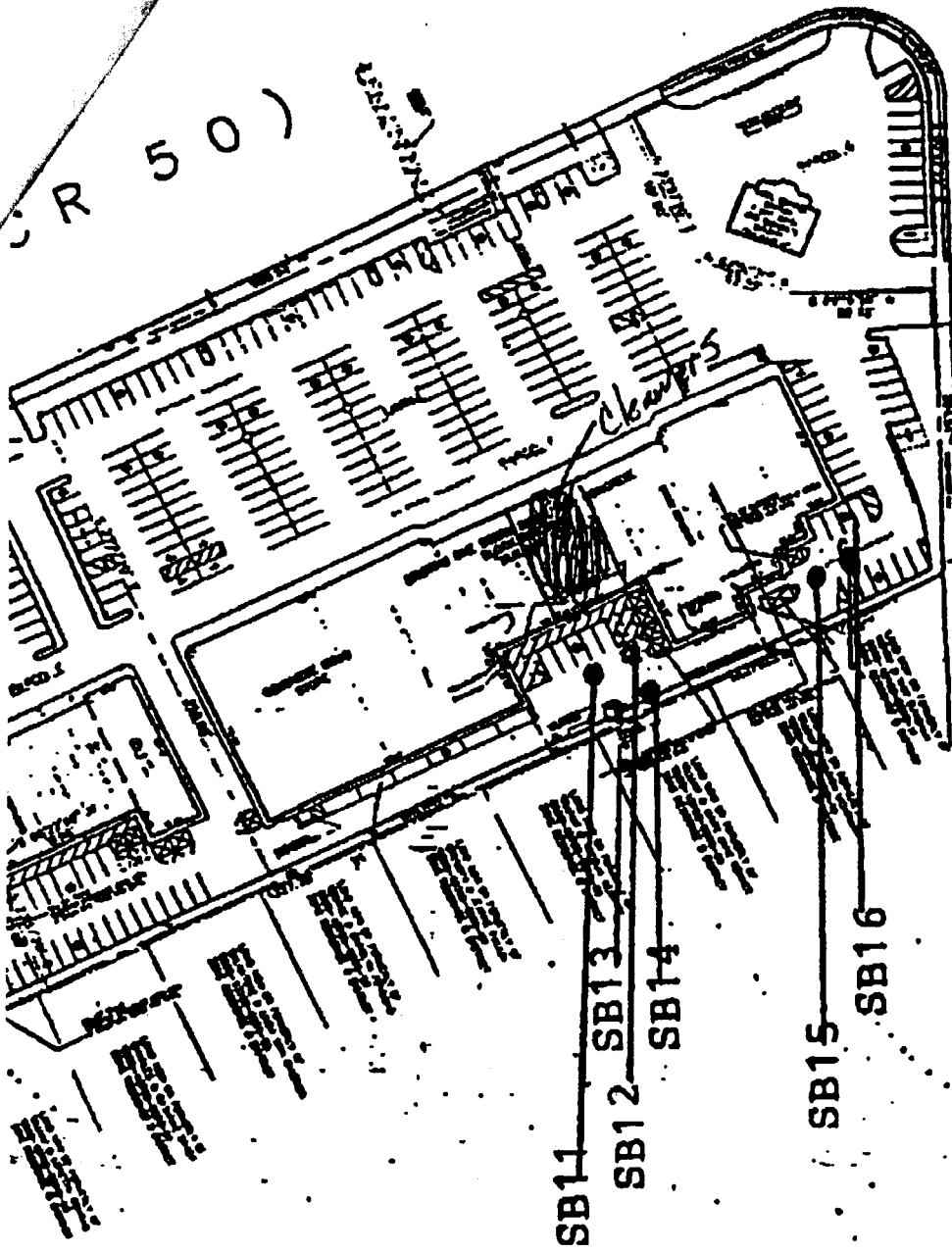
Soil and groundwater data suggest that PCE was disposed or spilled at this facility. Some remediation was conducted but residual contamination remains.

## Assessment of Health Problems:



FOR ADJOINING AREA SEE MAP NO. 8 (SEE MAP NO. 9)

site



KEITH LANE

UNION BLVD.

KIETH LANE



MW11  
(91.55)

USTs

MW12  
(91.52)

91.5

STA.

MW1

(91.42)

MW2

(91.40)

GROUND WATER

91.4

MW10  
(91.41)

**LEGEND**

MW3

monitoring well number



(91.34)

relative groundwater elev.

Groundwater contour

MW3

(91.34)

91.3

MW4

(91.23)

91.2

STORE

CLEANERS

GROUND WATER

MW7

(91.11)

91.1

MW5

(91.10)

MW8

(91.05)

91.0

MW6  
(91.00)

MW9

13

SEPTIC TANK

**Groundwater Contours**

Gulf S/S

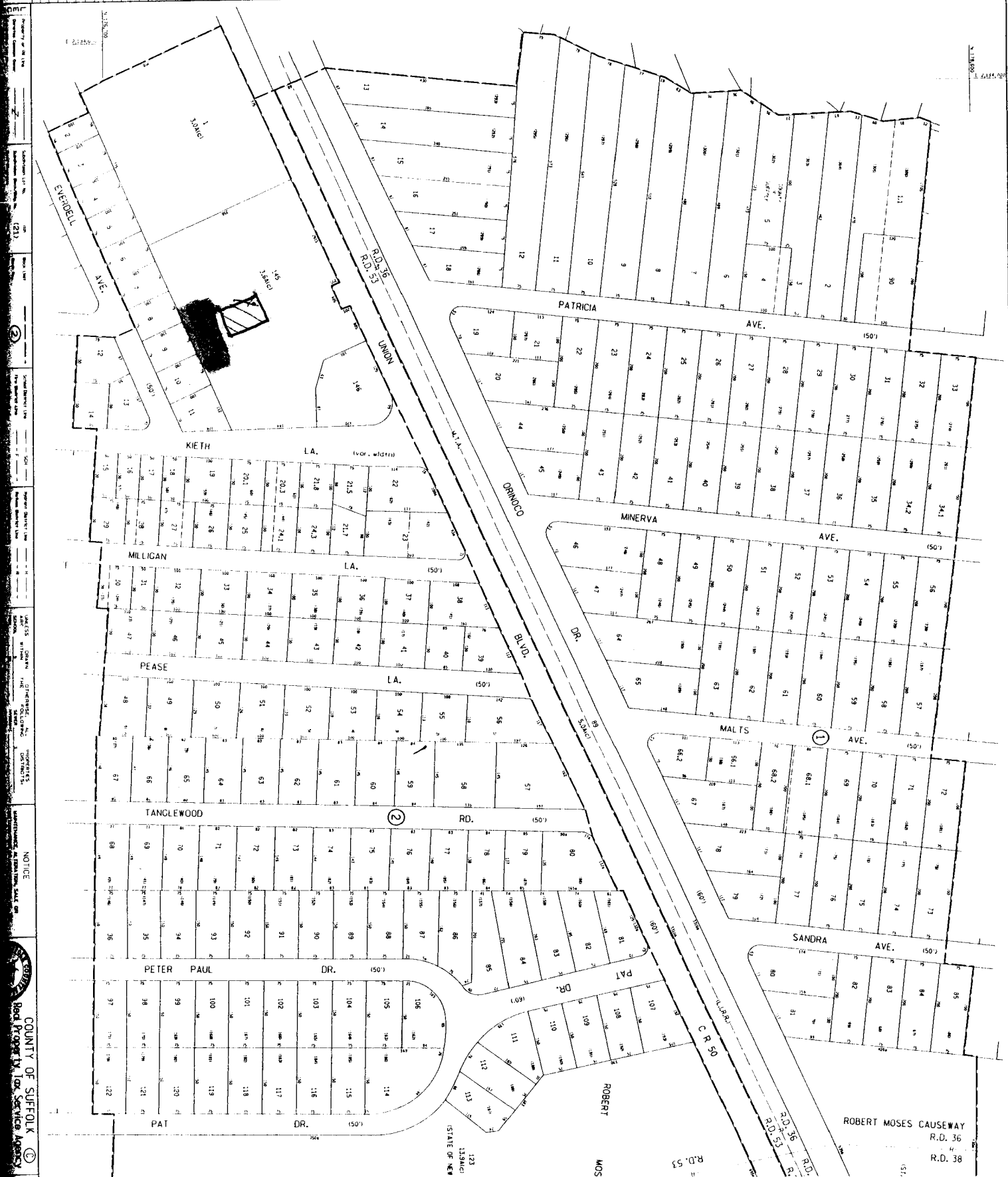
Union Blvd and Kieth Lane

West Islip, New York

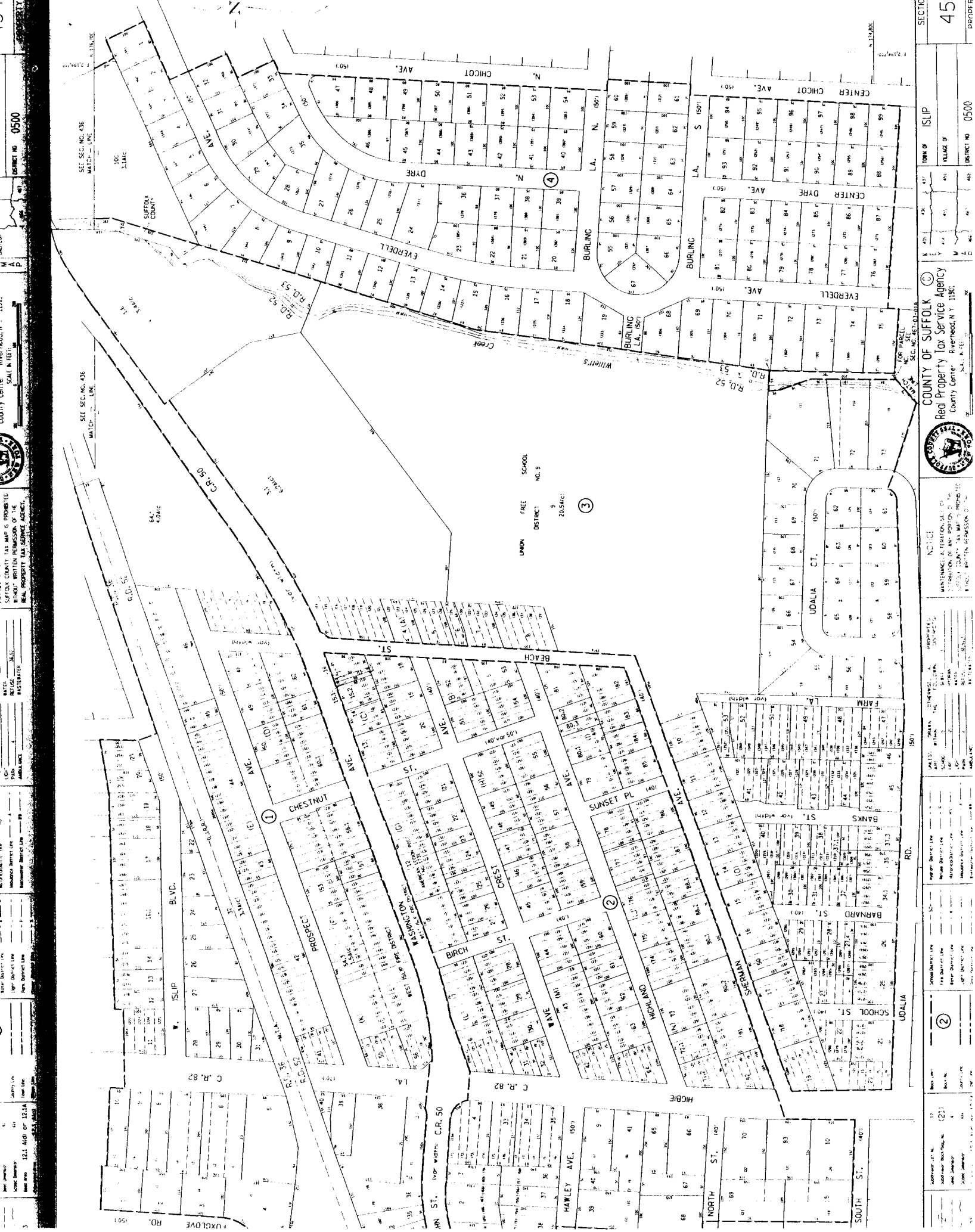
Darrel J. Kost P.E.

scale: 1"=40' 6/28/98

Revisions
06 - 1 - 29
10 - 2 - 29
03 - 27 - 00









**Phase II Investigation**

**Delilah Realty Co.** ← Property owner

**Captree Center, West Islip, NY**

**Prepared for:**

**Moritt, Hock & Hamroff, LLP** ← ✓ c/b

**400 Garden City Plaza, Suite 201**

**Garden City, NY 11530**

**Prepared by:**

**Enviro-Comp Consultants, Inc.**

**335 Brookhaven Avenue**

**Flanders, NY 11901**

**November 15, 1998**

**Phase II Report  
Captree Center  
West Islip, NY  
November 15, 1998**

**Site Description:**

The subject site is located in the Hamlet of West Islip, Town of Islip, County of Suffolk, State of New York. The site is located south of Union Boulevard and west of Keith Lane. The site has been developed into a shopping center known as Captree Center. The site includes four buildings that are occupied by retail establishments, a post office, a food market, and a pharmacy. A number of the units in the eastern most building are presently vacant.

**Purpose:**

The purpose of this Phase II Investigation is to investigate and respond to certain concerns and areas of potential environmental risk addressed by IVI Environmental, Inc. in their Phase I Report on the subject property. The Phase I identified four (4) areas of concern. These areas of concern were identified as:

1- The impact of Dzus Fastener, a State Listed Site, on the subject property.

2- The fuel oil storage tank that services the United States Post Office located on the subject property.

3- Contamination from the former Dry Cleaning establishment formerly known as Mom's Cleaners.

4- Potential contamination from the tank grave for the tank that was located behind the former Suffolk Stores, which tank was removed in early 1998, by Enviro-Comp Consultants, Inc. (ECC).

A fifth area of concern was raised after the preparation of the Phase I by members of the environmental office of Nations Bank. This fifth area of concern pertained to the fact that Dzus Fastener, at one point in time, owned a portion of the property now occupied by Captree Center. As Dzus fastener has already been identified as a non-complying company for past disposal practices, a concern as to whether or not Dzus had, at one point in time, used this portion of the property for illicit waste disposal was raised. This issue was addressed by adding heavy metal analysis to some of the borings that were to be installed during the Phase II investigation.

**Scope:**

A scope of approach was prepared by ECC and submitted to all involved parties prior to the commencement of work. The approved scope of this investigation was:

A- To investigate the potential of off-site migration of contaminants from Dzus Fasteners.

B- To investigate the integrity and potential contamination from one (1) 1,000 gallon capacity UST used for the storage of fuel oil for the US Post Office.

C- To investigate the extent and degree of contamination from the unit formerly occupied by Mom's Dry Cleaners.

D- To investigate potential contamination from one (1) former UST removed 2/98.

To accomplish this scope, the following procedures were advanced and approved.

1- Install six (6) geo-probes on the subject property along Union Boulevard in areas downstream from known discharge points at Dzus Fasteners. Soil and groundwater samples will be taken from each geo-probe boring. Soil samples will be collected immediately above the groundwater interface and subjected to laboratory analysis for Pollutant Priority Metals, VOC's by EPA Method 8260, and SVOC's by EPA Method 8270BN. Groundwater samples will be collected a minimum of one (1) foot below the groundwater interface and subjected to laboratory analysis for Pollutant Priority Metals, VOC's by EPA Method 624, and SVOC's by EPA Method 625BN.

Further, groundwater samples will be procured from the existing site monitoring wells installed on the subject property by NYSDEC for the monitoring of Dzus Fasteners. These samples will be subjected to laboratory analysis for Pollutant Priority Metals, VOC's by EPA Method 624, and SVOC's by EPA Method 625BN.

Mom's Cleaners:

Two areas of concern regarding the contamination from Mom's Cleaners have been advanced. These concerns pertain to; a- the potential for off-site migration, and b- the position of the regulatory agencies in regards to this contamination. To address these concerns, two separate approaches were used.

First, letters requesting an official written determination regarding the analytical results derived, over time, on Mom's Cleaners, was requested from Mr. Robert Becherer, Hazardous Materials Remediation Section, NYSDEC, Region I. Although the analytical results derived from previous samplings from both the substrate and the monitoring wells at Mom's Cleaners had been provided to the NYSDEC previously, and the NYSDEC had determined that no further action was required, this determination has never been reduced to a written format by the agency. As of this writing, a written response from Mr. Becherer has still not been received. Communications in this regard are contained within Addendum I of this report.

Analytical results derived from this Phase II investigation indicate that the contamination from this establishment remains on-site and is limited in area of impact. Soil borings SB #13 and SB #14, both of which were installed on the property line and are within six (6) feet of MW #9 on either side, report no contamination in either the soils sampled or within the groundwater matrix, indicating that any contamination from this source has not migrated off-site.

Soil borings #11 and #12 indicate residual contamination from the dry cleaners, but both also indicate that, what residual contamination does exist, is being attenuated through natural processes. Considering that the source of this contamination has been removed through the eviction of Mom's Cleaners in July 1997, and the subsequent remediation of the unit proper, the soils under the unit's floor, and the former sanitary system, the risk posed by this former source is limited if it even exists.

In lieu of a written determination from Mr. Becherer, the conditions at Mom's Cleaner's were also discussed with Mr. Heitzman of the NYSDEC Albany Office. Mr. Heitzman stated that, although he could not speak specifically regarding Mom's Cleaner's, the Department's stated position concerning groundwater, as included in his November 13th letter to this office, was pertinent to this location as well as it was within the same geographical area. Mr. Heitzman also noted that the soil analytical results from SB #11 and SB #12 were not above those contained within the NYSDEC Guidelines for Soil Cleanup Objectives (TAGM #HWR-94-4046), copy enclosed as Addendum VI.



July 13, 1999

State of New York  
Department of Environmental Conservation  
Office of Hazardous Waste Site Remediation  
SUNY Stony Brook  
Bldg. #40  
Stony Brook, NY 11780

Via Fax and Certified Mail RRR

Attn: Mr. Christopher LaFemina, Project manager

Ref: Mom's Cleaners  
Union Blvd., West Islip

Dear Mr. LaFemina:

Pursuant to our phone discussion this morning, and your request contained therein, please find enclosed copies of the analytical spreadsheets for the monitoring of well #6 and well #9 both of which are installed directly behind and downstream from the unit formerly occupied by Mom's Cleaners. These wells have been monitored since July 1997, in accordance with established NYSDEC protocol.

In addition, I have enclosed a copy of the spreadsheet for the analytical obtained during a Phase II Investigation of the site. A locus map for the relative soil borings is enclosed for reference.

The dry cleaners is no longer in operation, and has not occupied the subject premises since July 1997. The site was remediated in September and October 1997, when the former sanitary system was cleaned out and partially removed, and the soils under the unit's floor removed. The DEC was notified in August of 1997, of the contamination but did not require any remedial work. The remediation that was instituted was performed by the property owner upon the advice of this office. Subsequent monitoring of the wells has also been performed voluntarily by the property owner as monitoring was not required by the DEC.

A decorative graphic element consisting of a series of vertical bars of varying heights, resembling a stylized 'E' or a barcode, located on the left side of the page.

P.O. Box 91, Laurel, N.Y. 11948 335 Brookhaven Ave., Flanders, N.Y. 11901  
516-727-8445 FAX 516-369-8492

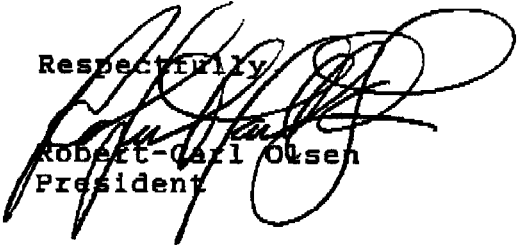


DR71399  
page 2

I trust that this will assist you in your review of the site. It is our opinion that the site does not pose any environmental risk, either on the short term or the long term, and a no further action letter should be issued. This is especially relevant considering the official determination that the Department has made in regards to Dzus Fastener which is located only a sixteenth of a mile west of this location.

If there are any questions or there is cause for further discussion concerning this matter, please contact the undersigned at your earliest convenience. If additional documentation is necessary, please request same from this office. Thank you.

Respectfully,

  
Robert-Carl Olsen  
President

Enclosures  
cc; Moritt, Hock & Hamroff, LLP  
file  
DR71399



P.O. Box 91, Laurel, N.Y. 11948	335 Brookhaven Ave., Flanders, N.Y. 11901
516-727-8445	FAX 516-369-8492





# PEDNEAULT ASSOCIATES, INC. TESTING LABORATORIES

1615 NINTH AVENUE • P.O. BOX 205 • BOHEMIA, N.Y. 11716 • (516) 467-8477  
FAX: (516) 467-6905 After 5pm: (516) 567-5579

ENVIRO-COMP CONSULTANTS

BOB OLSEN

P.O. BOX 91

LAUREL, NY 11948-0000

(516) 727-8445

PROJECT ID: MOM'S CLEANERS, W. ISLIP, CAPTREE CENTER

LAB NUMBER: 122145 MATRIX: SOLID

PLE ORIGIN: BOTTOM LEACH POOL

COLLECTION RECEIPT

ANALYSIS

REPORT

DATE: 8/20/97

DATE: 8/20/97

DATE: 8/25/97

DATE: 8/25/97

TETRACHLOROETHYLENE  
TETRA

PARAMETER

RESULTS

UNIT

TETRACHLOROETHYLENE

670

ug/kg

MARKS:  
AP# 10224  
2145 -1

PAGE: 1

JOHN PEDNEAULT  
LABORATORY DIRECTOR



PEDNEAULT ASSOCIATES, INC. 1500 E. 15TH AVENUE  
1615 NINTH AVENUE • P.O. BOX 205 • BOHEMIA, N.Y. 11716 • (516) 467-8477  
FAX: (516) 467-6905 After 5pm: (516) 567-5579

**ENVIRO-COMP CONSULTANTS**

**BOB OLSEN**

**P.O. BOX 91**

**LAUREL, NY 11948-0000**

**(516) 727-8445**

**PROJECT ID: MOM'S CLEANERS, W. ISLIP, CAPTREE CENTER**

**LAB NUMBER: 122145 MATRIX: SOLID**

**FILE ORIGIN: UNDER FLOOR**

**COLLECTION RECEIPT**

**ANALYSIS**

**REPORT**

**DATE: 8/20/97**

**DATE: 8/20/97**

**DATE: 8/25/97**

**DATE: 8/25/97**

**TETRACHLOROETHYLENE  
TETRA**

<u>PARAMETER</u>	<u>RESULTS</u>	<u>UNIT</u>
TETRACHLOROETHYLENE	1000	ug/kg

**REMARKS:**

**AP# 10224  
12145 -3**

**PAGE: 1**

**JOHN PEDNEAULT  
LABORATORY DIRECTOR**



Analytical Spreadsheet  
Phase II Investigation  
Captree Center, West Islip  
October 28 and 29, 1998

Note: ND- Not Detected (below analytical detection limits)

Soil Samples by EPA 8260

Results Expressed in Parts per Million (ppb) (ug/kg)

	SB1	SB2	SB3	SB4	SB5	SB6	SB11	SB12	SB13	SB14	SB15	SB16
Acetone	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
sec-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Benzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Bromobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Bromochloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Bromodichloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Bromomethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Bromoform	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Carbon tetrachloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
n-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
tert-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Chlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Chloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Chloroform	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Chloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Chlorotoluene(s)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Dibromochloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Dibromomethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
1,2-Dibromomethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
1,2-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Dichlorodifluoromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
1,1-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
1,2-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
trans-dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
1,2-Dichloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
2,2-Dichloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		

P.O. Box 91, Laurel, N.Y. 11948 335 Brookhaven Ave., Flanders, N.Y. 11901  
516-727-8445 FAX 516-369-8492



## Soil Samples by EPA 8260 (CONT.)

Results Expressed in Parts per Billion (ppb) (ug/kg)

	SB1	SB2	SB3	SB4	SB5	SB6	SB11	SB12	SB13	SB14	SB15	SB16
1,3-Dichloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-dichloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Proton 113	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MIBK	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MEX	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MVBZ	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Styrene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	ND	ND	ND	ND	ND	215	ND	ND	ND	ND	ND	ND
Toluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
m,p-Xylene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

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516-727-8445 FAX 516-369-8492

**From:** Sue Bolesky  
**To:** D'Ambrosio, Denise; Desnoyers, Dale; Gomez, Karen; Parish, Walter; Schick, Robert; Vanhoesen, Jim  
**Date:** 2/2/01 2:22PM  
**Subject:** Proposed Class 4 Listing: Mom's Cleaners

The Mom's Cleaners site located at 556 Union Boulevard in West Islip, NY, Suffolk County is proposed to be listed on the Registry of IHWDS as a Class 4 site. As you know, the Brownfields/Voluntary Cleanup Section must sign off on all listing packages indicating whether there are any voluntary cleanup agreements, Brownfields agreements, MGP agreements, or any VC or BF negotiations under way.

We have no information in our files on this site. Please notify me within 3 days if you are aware of any information indicating the site is associated with any of these programs. Thanks - Sue

A. Sylvester

**New York State Department of Environmental Conservation**  
**Division of Environmental Remediation**  
**Bureau of Hazardous Site Control, Room 252**  
50 Wolf Road, Albany, New York 12233-7010  
**Phone:** (518) 457-8807 • **FAX:** (518) 457-8989  
**Website:** [www.dec.state.ny.us](http://www.dec.state.ny.us)



John P. Cahill  
Commissioner

MAR 19 2001

This letter was sent to the people on the attached list.

Dear :

The Department of Environmental Conservation (DEC) maintains a Registry of sites where hazardous waste disposal has occurred. Property located at 556 Union Boulevard in the Town of Islip and County of Suffolk and designated as Tax Map Number 500-437-02-145 was recently added as a Class 4 in the Registry. The name and site I.D. number of this property as listed in the Registry is Mom's Cleaners, Site #152184.

The Classification Code 4 means that the site is properly closed -- requires continued management.

We are sending this letter to you and others who own property near the site listed above, as well as the county and town clerks and municipal water purveyors when applicable. We are notifying you about these activities at this site because we believe it is important to keep you informed.

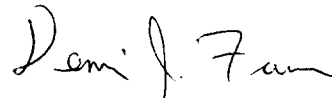
**If you currently are renting or leasing your property to someone else, please share this information with them. If you no longer own the property to which this letter was sent, please provide this information to the new owner and provide this office with the name and address of the new owner so that we can correct our records.**

The reason for this recent classification decision is as follows:

- There has been some remedial work at this site to remove a dry cleaning machine and septic system. Subsequent sampling indicated that residual contamination remained in both the soil and groundwater. The most recent groundwater results are still above the NYS standard. In only one earlier sampling event (February 1999), Tetrachloroethene (PCE) was measured at less than 1ppb. Groundwater sampling is undertaken on a quarterly basis, so this situation should be monitored to, hopefully, establish a clear trend and thereby determine if the remediation has been effective. No further remedial action is necessary at this time.

If you have questions, need additional information, or have information which you believe would be useful to us, please call the Department of Environmental Conservation's toll-free number: **1(800)342-9296**. The Department of Health maintains a Health Liaison Program (HeLP) toll-free number: **1(800)458-1158 Ext. 2-7530**.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dennis J. Farrar". The signature is fluid and cursive, with the first name "Dennis" and last name "Farrar" clearly distinguishable.

Dennis J. Farrar  
Acting Chief  
Site Control Section

bcc: D. Farrar  
J. Swartwout  
W. Parish, R/1  
M. Lowery, R/1  
J. Pavacic, R/1  
V. Minei, SCHD  
A. Sylvester  
A. Carlson  
L. Ennist

AS/srh

*A. Sylvestre*

**New York State Department of Environmental Conservation**

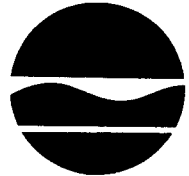
**Division of Environmental Remediation**

**Bureau of Hazardous Site Control, Room 252**

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**Website:** [www.dec.state.ny.us](http://www.dec.state.ny.us)



John P. Cahill  
Commissioner

MAR - 2 2001

**CERTIFIED MAIL**

**RETURN RECEIPT REQUESTED**

Delilah Realty  
c/o Moritt, Hock & Hamroff, LLP  
Attn: Mr. David Cohen  
400 Garden City Plaza - Suite 201  
Garden City, New York 11530

Dear Mr. Cohen:

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

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

DEC Site No.: 152184  
Site Name: Mom's Cleaners  
Site Address: 556 Union Boulevard, West Islip, NY 11795  
Site Classification: 4

Enclosed is a copy of the Department's Inactive Hazardous Waste Disposal Site Report form as it appears in the Registry and Annual Report together with an explanation of the site classifications. 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:

Mr. John P. Cahill  
Commissioner  
New York State Department of Environmental Conservation  
50 Wolf Road  
Albany, New York 12233-1010



For additional information, please contact me at (518) 457-0747.

Sincerely,



Dennis J. Farrar  
Acting Chief  
Site Control Section  
Bureau of Hazardous Site Control  
Division of Environmental Remediation

Enclosures

bcc: w/o Enc.  
R. Marino  
D. Farrar  
J. Swartwout  
A. Sylvester

w/Enc. (Copy of Site Report form only)  
A. Grant  
G. Anders Carlson, NYSDOH  
S. Ervolina  
K. Murphy, R/1  
W. Parish, R/1  
J. Pavacic, R/1  
V. Minei, SCHD

AS/srh