



FACT SHEET

State Superfund Program

**Former Majestic Garment Cleaners
Site No. 2-24-035
Brooklyn, NY 11208**

October 2010

Investigation to Begin at State Superfund Site

The New York State Department of Environmental Conservation (NYSDEC) will soon begin a detailed environmental study at Former Majestic Garment Cleaners site (“Site”) located at 740 Pine Street in Brooklyn, New York. See map for site location.

The Site is listed as a Class “2” site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

Highlights of the Site Investigation

The study to be done at the Site is called a “Remedial Investigation” (RI), and will be performed under New York’s State Superfund Program. The investigation scope of work is available for public review at the location identified below under “Where to Find Information”.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment;
- 4) Provide information to support the development of a proposed remedy to address the contamination.

The soil and groundwater underlying the Site is contaminated with tetrachloroethylene.

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 the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC generally attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit:
www.dec.ny.gov/chemical/8439.html

Tetrachloroethylene is a manufactured chemical that is widely used in the dry-cleaning of fabrics, including clothes. Other names for tetrachloroethylene include PERC, tetrachloroethene, perchloroethylene, and PCE. PCE is a commonly used name and will be used in the rest of this Fact Sheet.

The scope of work for the remedial investigation (RI) has been approved and includes the following field activities:

- **Soil sampling** – Up to eight (8) soil borings will

be drilled on-site primarily near the former loading dock area to a depth of 25 feet below ground surface (bgs). In addition, two (2) soil borings will be drilled in the right-of-way along Loring Avenue to a depth of 25 feet bgs. Soil samples will be collected from each soil boring using direct-push technology and tested for volatile and semi-volatile organic compounds.

- **Groundwater Sampling** – Groundwater samples will be collected from four (4) existing on-site and off-site piezometers. Groundwater samples will also be collected from each boring location at 12 feet and 25 feet bgs utilizing direct-push technology. The groundwater samples will be tested for volatile and semi-volatile organic compounds.
- **Soil Vapor Survey** – Soil vapor samples will be collected from up to eleven (11) locations to determine the nature and extent of contamination in subsurface vapors.
- **Outdoor Air** – One (1) outdoor air sample will be collected to characterize site-specific background outdoor air conditions.

These RI activities are anticipated to commence in October 2010 and to take two weeks to complete.

Next Steps

The information collected during the investigation will be summarized in a report. After the site investigation has begun, the NYSDEC will conduct a “Feasibility Study” (FS). This study uses information developed during the site investigation to develop and evaluate potential ways to clean up contamination related to the Site. Another possibility is that the information collected during the site investigation may support the conclusion that no action, or no further action, is needed to address site-related contamination.

NYSDEC then develops a draft cleanup plan, called a “Proposed Remedial Action Plan” (PRAP). This plan describes the remedy preferred by NYSDEC, or a no action or no further action alternative. The draft cleanup plan summarizes the decision that led to the preferred remedy by discussing each alternative and the reasons for choosing or rejecting it. The goal of the plan will be to ensure the protection of public health and the environment. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 30-day comment period and at a public meeting.

NYSDEC will keep the public informed throughout the investigation and cleanup of the Site.

Background

The Former Majestic Garment Cleaners site is approximately 0.5 acres in size and is located at the northeast corner of the intersection of Loring Avenue and Pine Street in East New York, Brooklyn. The property previously contained a one-story brick building and a parking lot which is surrounded by a chain link fence. The building has since been demolished and is currently vacant except for parked vehicles.

In January and March 1999, the United States Environmental Protection Agency (USEPA) conducted two site inspections of the Majestic Cleaners facility. During the inspections, the

USEPA inspectors observed Majestic employees disposing of PCE-contaminated water from the steam presses onto the ground behind the facility near the loading area. The USEPA inspectors also noticed that the areas around the dry-cleaning equipment were visibly contaminated with PCE-contaminated lint and dark liquid residue. In the Fall of 2001, the NYSDEC conducted an Immediate Investigation Work Assignment (IIWA). The IIWA showed that the groundwater underlying the Site was contaminated with PCE, trichloroethylene (TCE), 1,2-dichloroethylene (1,2-DCE) and vinyl chloride at 11,000 parts per billion (ppb), 1,700 ppb, 870 ppb, and 130 ppb, respectively. TCE, 1,2-DCE and vinyl chloride are all breakdown products of PCE.

In January 2004, MAJ Realty, Inc. signed a Voluntary Cleanup Agreement (VCA) with the NYSDEC to address the environmental contamination at the Site. The fieldwork associated with the RI was performed in July/August 2005 by Enviroscience Consultants, Inc. under NYSDEC oversight in accordance with the NYSDEC's Voluntary Cleanup Program. In June 2006, the State terminated the VCA following the failure of MAJ Realty, Inc. to submit an RI Report documenting the results of the RI in accordance with the provisions of the VCA. After reasonable efforts to enter into an agreement with the existing property owner failed, the Site was referred to State Superfund in November 2008.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location to help the public stay informed. These documents include the investigation work plan.

Brooklyn Public Library

Cyprus Hills Branch
1197 Sutter Avenue
Brooklyn, NY 11208
(718) 277-6004
M, W & Th 1:00pm – 6:00pm
Tu 1:00pm – 8:00pm; F 10:00am – 6:00pm
Sat 10:00am – 5:00pm

Who to Contact

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

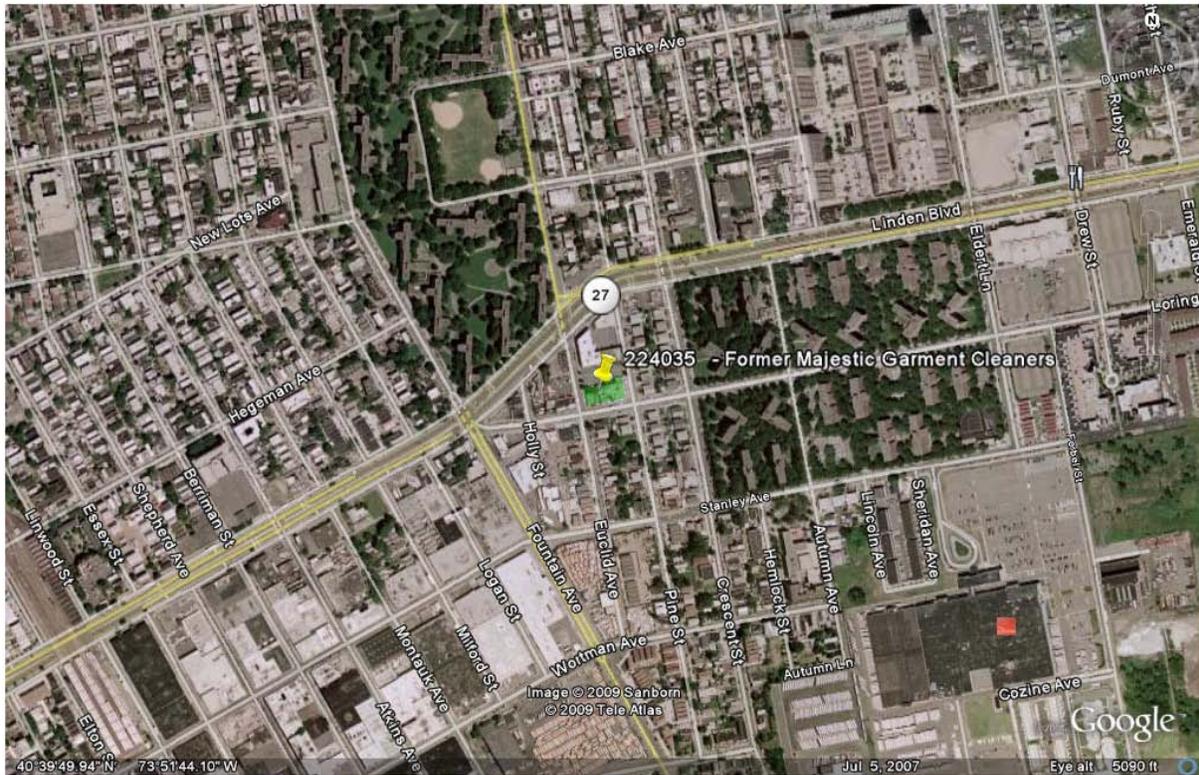
Project-related Questions

Ronnie Lee, P.E.
New York State Department of
Environmental Conservation
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-9768
rslee@gw.dec.state.ny.us

Site-related Health Questions

Dawn Hettrick
New York State Department of Health
Flanigan Square
547 River Street
Troy, NY 12180-2216
(518) 402-7860 or
1-800-458-1158 Ext 27860
BEEI@health.state.ny.us

If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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.



Site Location Map
Former Majestic Garment Cleaners
2-24-035