



FACT SHEET

State Superfund Program

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

Site Name: Former Majestic Garment Cleaners

DEC Site #: 224035

Address: 740 Pine Street
Brooklyn, NY 11235

Have questions?

See

"Who to Contact"

Below

Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, 02/11/2014 at 6:00 PM

Cypress Hills Senior Center, 475 Fountain Avenue, Brooklyn, NY 11208

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Former Majestic Garment Cleaners site ("site") located at 740 Pine Street, Brooklyn, NY. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **January 28, 2014** through **February 28, 2014**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

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.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

1. Limited excavation of contaminated soils in the western portion of the site down to a depth of approximately 10 feet.
2. Treatment of on-site (in the western portion of the site) groundwater by air sparging/soil vapor extraction.

3. Implementation of Site Management Plan.
4. Imposition of an institutional control in the form of an Environmental Easement to prevent exposure to groundwater containing contaminant levels exceeding drinking water standards.
5. Monitoring of on-site soil vapor and groundwater to assess the performance and effectiveness of the remedy.
6. Monitoring of off-site soil vapor and groundwater to determine the need for off-site mitigation measures.
7. Monitoring for vapor intrusion for any buildings developed on the site.

There is the potential that the site may be purchased for development purposes prior to implementation of the proposed remedy.

If the site is developed, resulting in the excavation of soil in the western portion of the site which exceeds residential soil cleanup objectives, the Department will accept this as an alternate remedy for this site with treatment of both on- and off-site groundwater. In this event, a pilot study will be performed to evaluate the effectiveness and design parameters of the in-situ treatment to be applied to address the on- and off-site groundwater.

Summary of the Investigation

Based on the Remedial Investigation, the primary contaminants of concern (COCs) at the site include tetrachloroethylene (PCE), trichloroethylene (TCE), 1,2-dichloroethylene (1,2-DCE), vinyl chloride, and benzo(a)pyrene. Elevated levels of these constituents were found primarily in the western portion of the site in soil, groundwater and soil vapor.

Groundwater - PCE (detected up to 260 parts per billion (ppb)) and associated daughter products, cis-1,2-DCE (detected up to 410 ppb), TCE (detected up to 72 ppb) and vinyl chloride (detected up to 150 ppb) were identified at levels exceeding their respective groundwater standards. The groundwater standard for PCE, 1,2-DCE, and TCE is 5 ppb. The groundwater standard for vinyl chloride is 2 ppb.

Soils - Soils exceeding residential soil cleanup objectives (SCOs) are present only in the western portion of the site. Benzo(a)pyrene was detected in subsurface soil (in a sample collected from the 10-foot to 11-foot depth interval) at a level of 2.6 parts per million (ppm) which exceeded the residential use soil cleanup objective (SCO) of 1 ppm. PCE was detected in subsurface soil at 8.1 ppm in a soil boring sample collected from the 11-foot to 12-foot depth interval in the western portion of the site in the vicinity of the former loading dock area. PCE was also detected in another soil boring sample from the 10-foot to 11-foot depth interval at a concentration of 6.8 ppm. This sample was also collected in the western portion of the site. Both of these concentration levels exceeded the protection of groundwater SCO of 1.3 ppm.

Soil Vapor - Elevated soil vapor concentration levels were detected in the western portion of the site in the same general area of the highest groundwater and soil contamination. The most significant results were: PCE at 640,000 micrograms per cubic meter (mcg/m³); vinyl chloride at 330,000 mcg/m³; cis-1,2-DCE at 440,000 mcg/m³; trans-1,2-DCE at 4,800 mcg/m³; TCE at 25,000 mcg/m³; and 1,1-DCE at

2,000 mcg/m³. Based on the elevated soil vapor concentrations in the western portion of the site, additional off-site soil vapor sampling was conducted. Elevated soil vapor concentrations were observed in most of the off-site samples located west of the site including samples collected near the laundromat. The most significant results were: PCE at 310,000 mcg/m³; cis-1,2-DCE at 1,300 mcg/m³; and TCE at 7,000 mcg/m³. Elevated levels of gasoline-related compounds were also observed in some of the samples, but these compounds are not considered to be site-related.

Environmental sampling indicates soil vapor intrusion may be a concern for on-site and off-site structures.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “feasibility study” submitted under New York’s State Superfund Program.

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a “Record of Decision” that will explain why the remedy was selected and respond to public comments. A detailed design of the selected remedy will then be prepared, and the cleanup will be performed.

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

Background

Location:

The Former Majestic Garment Cleaners site is approximately 0.47 acres in size and is located at 740 Pine Street (a.k.a. 1151 Loring Avenue) in Brooklyn, at the northeast corner of the intersection of Loring Avenue and Pine Street in the East New York section of Brooklyn.

Site Features:

The property is surrounded by a chain link fence and previously contained a one-story brick building which was demolished sometime in 2008. The property is currently vacant except for construction and demolition debris and parked vehicles.

Current Zoning and Land Use:

The property is a vacant lot in a residential zone. It is zoned R4 (Residential) with a C1-2 (Commercial) overlay. The surrounding parcels are currently used for a mix of commercial and residential uses.

Past Use of Site:

The site was formerly used as an industrial laundry and dry cleaning facility from 1926 to 2004, and operated out of a large one-story brick building which was constructed in 1926. The building was later expanded with a smaller attached one-story cinder block building on its north side. In early 1999, the U. S. Environmental Protection Agency (EPA) conducted two separate inspections of the Majestic Garment Cleaners facility, one on January 25, 1999, and the other on March 29, 1999. During those inspections EPA personnel observed employees disposing of tetrachloroethene (PCE) contaminated water from steam presses onto the ground behind the facility on the western side of the property. They also noticed that the areas around the dry-cleaning equipment were visibly contaminated with PCE-contaminated lint and a dark liquid residue. EPA subsequently learned that Majestic employees regularly vacuumed PCE-contaminated lint and disposed of it in a dumpster behind the building.

In the Fall of 2001, the Department conducted an investigation which showed that the groundwater underlying the site was contaminated with PCE and its breakdown products. A Phase II investigation was conducted in June 2009. Soil samples were collected and the results showed exceedances above unrestricted soil cleanup objectives (SCOs) for volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs).

Site Geology and Hydrogeology:

Much of the surface soil at the site consists of urban fill composed of mixed sand with varying amounts of gravel, brick, and concrete debris. The urban fill (i.e., debris, brick, etc.) at the site extends down to approximately 8 feet below ground surface (bgs); the fill is underlain by organic rich clay and sand. The depth to groundwater has been observed to be approximately 10 feet bgs. The groundwater flow direction in the vicinity of the site is to the southwest. It appears that a local hydraulic low, which was historically observed near piezometer PZ-2, may have been due to efforts to dewater the basement of the former on-site building when the building was present and in use.

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&progn=224035>

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.

Brooklyn Public Library
Attn: Ms. Dowshon A. Perveen
1197 Sutter Avenue
Brooklyn, NY 11208
Phone: 718-277-6004

Who to Contact

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

Project-Related Questions

Ronnie Lee
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9615
rslee@gw.dec.state.ny.us

Site-Related Health Questions

Dawn Hettrick
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

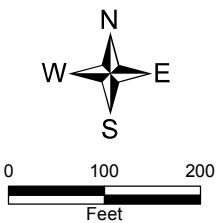


Figure 1
Site Map
Former Majestic Garment Cleaners
Brooklyn, Kings County
Site No. 224035

