



FACT SHEET State Superfund Program

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

Site Name: Industrial Overall Service Corp.
DEC Site #: 360109
Address: 10 Bartels Place
New Rochelle, NY 10801-7241

Have questions? See "Who to Contact" Below

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

Public Meeting, Tuesday, 03/13/2018 at 7:00 PM
New Rochelle Public Library, 1 Library Plaza
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 Industrial Overall Service Corp. site ("site") located at 10 Bartels Place, New Rochelle, Westchester County. The remedy being proposed is for Operable Unit 1 (OU1). An Operable Unit represents a portion of a remedial program that for technical or administrative reasons can be addressed separately. OU1 for this site consists of on-site and adjacent Metro North Property. OU2, which is defined as off-site groundwater and associated soil vapor intrusion impacts, will be the subject of a future proposed remedy. 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." The estimated cost to implement the remedy is:

Table with 2 columns: OU, RemCost. Row 1: 01, \$2,810,000.00

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

http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=360109

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from February 27, 2018 through March 29, 2018. 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. Remedial Design: a remedial design program will be implemented to provide details necessary for construction, operation, optimization, maintenance and monitoring of the remedial program.
2. Excavation: excavation and off-site disposal of source soils, wastes, and lint sludges from two areas: the lint trap source area located inside the on-site building around the former lint trap, and the debris and waste disposal pile source area located off-site outside the building on the adjacent Metro North Railroad property.
3. Backfill: clean fill meeting NYS regulatory requirements will be brought in to replace the excavated material and establish the designed grades at the two source areas.
4. Cover System: a site cover, including the site building, asphalt parking areas and sidewalks, currently exists at the site, and will be maintained to allow for commercial use of the site.
5. In-Situ Chemical Oxidation: at the conclusion of source area excavation, soil and groundwater will be treated using in-situ chemical oxidation (ISCO). A chemical oxidant such as permanganate will be injected into the subsurface to treat the remaining contaminants in the two contaminant source areas. In addition, a permeable “wall” of permanganate cylinders will be installed downgradient of the source areas to treat groundwater as it leaves the site. Two rows of cylinders approximately 10 feet apart will be installed in a staggered fashion to treat groundwater as it flows through. Each row will include approximately 30 injection locations spaced 8-feet apart.
6. Institutional Control: an environmental easement will be placed on the controlled property which will restrict the use of groundwater at the site, allow the use and development of the controlled property for commercial or industrial use only, require the remedial party or site owner to submit a periodic certification of institutional and engineering controls, and require compliance with a Site Management Plan.
7. Site Management Plan (SMP): an SMP will be developed and implemented, that includes a soil excavation plan, a monitoring plan, monitoring for vapor intrusion for any occupied existing or future buildings at the site, and steps necessary for periodic reviews and certification of the institutional and engineering controls.

Additional Details

Interim Remedial Measure (IRM)

In June 2014 an IRM was completed to remove contaminated soils from a residential property adjacent to the site, and to regrade soils on the site and Metro North Railroad property to prevent surface water run-off from the area of surficial contamination (soil and debris piles) onto the residential property. Approximately 144 tons of soil was excavated to meet residential Soil Cleanup Objectives on the residential property. The residential property was restored with clean imported backfill, top soil, and was reseeded and mulched.

Summary of the Investigation

Primary Contaminants

A Remedial Investigation was conducted both on- and off-site from 2012 to 2015. The primary contaminants of concern are volatile organic compounds (VOCs) relating to the former dry cleaning operation that were found in surface soils, subsurface soils, groundwater, soil vapor, and indoor air. These compounds include the primary site contaminants of tetrachloroethene (PCE) and its breakdown products trichloroethene (TCE), cis-1,2-Dichloroethene (cis-1,2 DCE) and vinyl chloride (VC). 1,1,1-trichloroethane (111-TCA) was also detected at the site in groundwater.

Sources of Contamination

The Remedial Investigation Report (RIR) identified two sources of contamination at the site: 1) the “lint trap” which is a subsurface concrete and brick structure within the site building that traps solid materials from laundry wastewater prior to discharge to the public sewer system; and, 2) two debris piles on the ground to the northwest and west of the site building, on the adjacent Metro North Property, where laundry waste materials including material originating from the lint trap were disposed. Results from the lint trap area indicate that contaminants were released from the sludge within the trap and migrated vertically into the bedrock and then spread laterally within that layer as well as into the deeper bedrock.

Contamination of Soils

Surface soils (sampled from 0-2 feet below ground surface) and subsurface soils (sampled from 2–16 feet below ground surface) contaminated with VOCs were identified on the site and on the adjacent Metro North Railroad property to the north and northwest. Over 350 soil samples were collected as part of the investigation and many were found to exceed the applicable soil cleanup objectives (SCOs) for PCE, as well as for TCE, cis-1,2 DCE, and VC.

Contamination of Groundwater

Groundwater was sampled from 56 monitoring wells located on and off the site, from both overburden and bedrock wells. A total of 153 groundwater samples were collected during the investigation. The site-related contaminant plume stretches more than 1,900 feet southwest of the site and affects both overburden and bedrock aquifers. People are not drinking the contaminated water at the site and the area is served by a public water supply that is not affected by this contamination.

Soil Vapor Intrusion

A soil vapor intrusion investigation was performed in 16 structures located near the site. This included sampling of sub-slab soil vapor, indoor air, and outdoor air. Two structures were identified as requiring mitigation due to the presence of VOCs in indoor and and/or soil vapor below the building slab. Sub-slab depressurization systems were subsequently installed and are operating in these two structures. Four of the 16 structures sampled require monitoring of indoor air, which is ongoing. Further off-site soil vapor intrusion will be investigated and if necessary, addressed as part of OU2 for the site.

NYSDEC developed the proposed remedy for OU1 after reviewing the detailed investigation of the site and evaluating the remedial options in the “feasibility study” prepared 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 Industrial Overall Service Corporation site is located at 10 Bartels Place in the City of New Rochelle, Westchester County. The site is located east of I-95 and west of US-1 (Huguenot Street) and it is bounded by Relyea Place, Bartels Place, Centre Avenue and the Metro North railroad property and tracks.

Site Features: The site is 0.42 acres in size and resides on a slightly sloping irregularly shaped parcel consisting of two tax parcels. The main site feature includes a six-sided building which occupies the majority of the property and a small parking area located to the south and southwest of the building.

Current Zoning/ Uses: This property is zoned for commercial use. The building is currently vacant and for sale. The surrounding area is a mix of commercial and residential establishments situated in an urban setting.

Past Uses of the Site: Industrial Overall Service Corporation operated at the current location as a uniform and industrial clothing dry cleaning/laundry facility, historically cleaning heavily soiled clothing from industrial, auto body and gasoline dispensing businesses from 1956 until 2010. Dry cleaning equipment was reportedly decommissioned in 1978, but water washing continued. From 1980-1998 Workingman’s Closet, an embroidery and uniform retail outfit, operated on the second floor of the building. From 2010 until 2016, Apparel Plus Textile Rental LLC ran a rental linen service company on both floors of the building, which involved water laundering. Historically, a precision scale company also operated out of the second floor of the building from sometime between 1932 and 1956 until sometime before 1973 when Industrial Overall purchased the building to occupy it entirely. Based on a Sanborn Fire Insurance Map from 1931, the site previously operated an automobile sales and service business

This site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination.

Operable unit 1 (OU1) is the on-site and adjacent Metro-north property. OU1 consists of the entire site property with the addition of an off-site source area which lies to the northeast of the site on the adjacent Metro-north property.

Operable unit 2 (OU2) is the off-site groundwater plume and associated soil vapor intrusion impacts.

Site Geology and Hydrology: Groundwater is found in the overburden and in the bedrock. Groundwater is generally found 10 to 15 feet below ground surface and flows in a southwesterly direction. Overburden in the vicinity ranges in thickness from 2.2 feet to 32 feet, and consists of fill material (1-5 feet in thickness) and varied amounts of fine to coarse sand with varying amounts of silt. Below the sandy silt is a till like material. Depth to bedrock is variable across the site from a depth of a few feet to over 35 feet below grade. Bedrock in the vicinity is a highly weathered rock which is undulating in nature and is generally more transmissive than the till-like overburden material directly above.

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.

New Rochelle Public Library
1 Library Plaza
New Rochelle, NY 10801
phone: 914-632-7878

New York State Department of Environmental Conservation
Attn: Region 3 Headquarters
21 South Putt Corners Rd
New Paltz, NY 12561
phone: 845-256-3000

Who to Contact

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

Project Related Questions

Kiera Thompson
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
kiera.thompson@dec.ny.gov

Site-Related Health Questions

Kristin Kulow
28 Hill Street, Suite 201
Oneonta, NY 13820
(607) 432-3911
BEEI@health.ny.gov

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

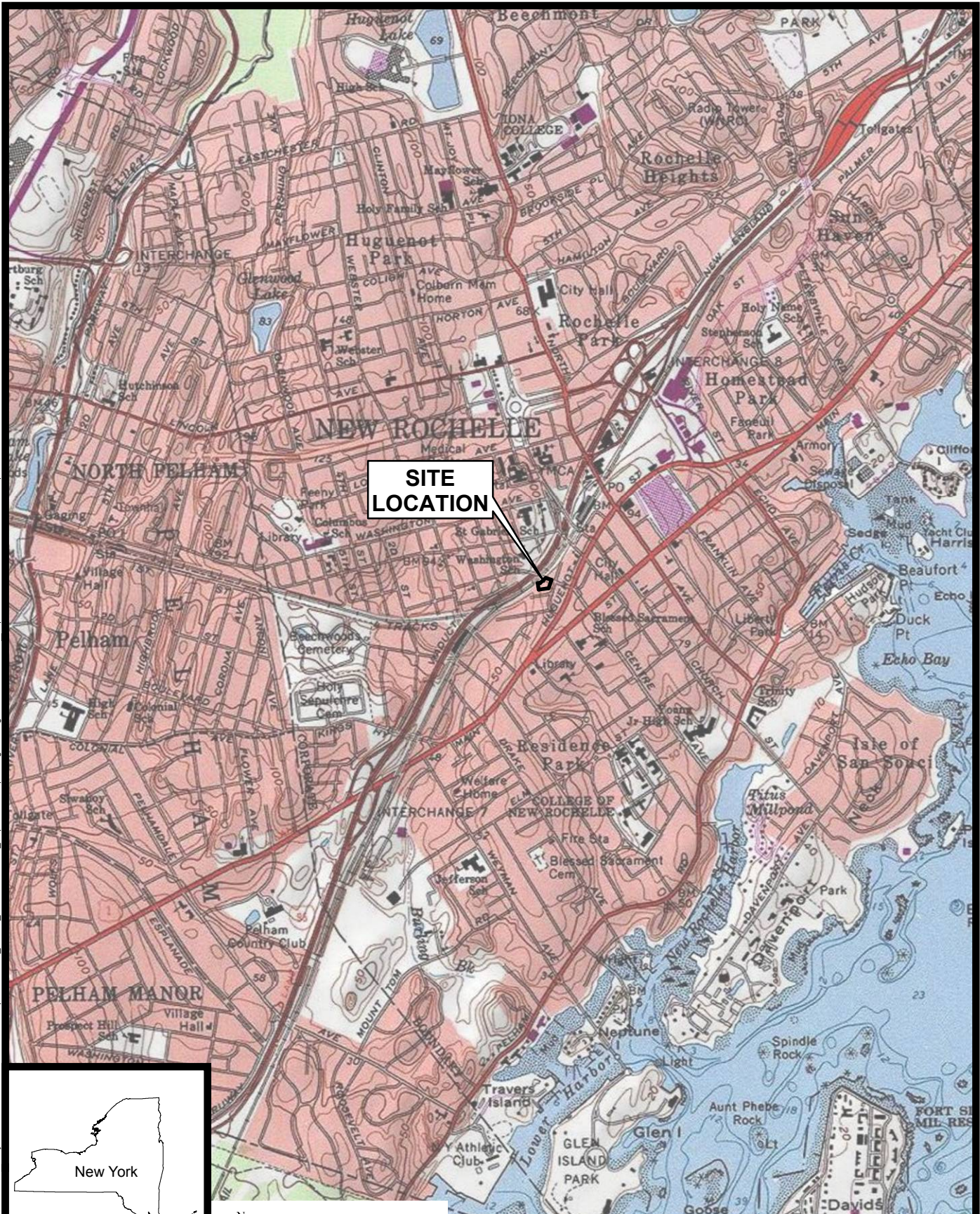
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better 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.

Document: P:\Projects\msdect\Contract D007619\Projects\Industrial Overall Services Corporation - RI_FS4_0_Deliverables\4.5_Databases\GIS\Map Documents\RVRI_Site_Location.mxd
PDF: P:\Projects\msdect\Contract D007619\Projects\Industrial Overall Services Corporation - RI_FS4_0_Deliverables\4.1_Reports\RI_Report\Figures\Figure 1.1 - Site Location.pdf 05/20/2015 2:43 PM brian.peters



REMEDIAL INVESTIGATION
INDUSTRIAL OVERALL SERVICES
NEW ROCHELLE, NEW YORK



SITE LOCATION
Project 3612112221
Figure 1.1

Service Layer Credits: Copyright:© 2013
National Geographic Society, i-cubed

Prepared/Date: BRP 05/20/15
Checked/Date: JMF 05/20/15