

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

This page intentionally left blank.



FACT SHEET State Superfund Program

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

Site Name: Former Cleanerama
DEC Site #: 401056
Address: 253 Osborne Road
Colonie, NY 12211

Have questions? See "Who to Contact" Below

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

Public Meeting, Wednesday, 3/11/2015 at 6:00 PM
Colonie Town Hall
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 Cleanerama site ("site") located at 253 Osborne Road, Colonie, Albany County. 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 February 25, 2015 through March 26, 2015. 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:

Contaminants in groundwater at the site will be treated with a substance that stimulates the degradation of tetrachloroethene (PCE) and its breakdown products (collectively called VOCs, or volatile organic compounds) into less harmful substances. Cultures of bacteria that break down the VOCs will then be injected to assist in the breakdown process.

A zone of granular iron (a permeable reactive barrier, or PRB) placed along the eastern side of

Albany Shaker Road below the water table will act to break down VOCs in the groundwater passing through it.

NYSDEC will conduct additional studies over a six- to nine-month period to help refine the above cleanup plan.

The sub-slab depressurization system (SSDS) at the adjacent building will continue to be operated and maintained to prevent contaminants in soil vapor from entering the building through the foundation.

An environmental easement will be placed on the property to require the site owner to comply with the Site Management Plan and submit periodic certifications to NYSDEC. The easement also restricts the use of groundwater without prior approval and requires the evaluation of the potential for soil vapor intrusion should the site property be developed in the future.

The proposed remedy is estimated to have a capital cost of \$455,000, and unless Potential Responsible Parties (PRPs) assume responsibility for the cleanup, NYSDEC will pay for it through the State Superfund. The PRPs are subject to legal action by the state to recover all response costs incurred.

Summary of the Investigation

Building on previous investigations done at this site between 2003 and 2012, this 2014 remedial investigation was designed to determine the extent of contamination originating from the Former Cleanerama site. During this investigation, NYSDEC's consultant installed four groundwater monitoring wells and one soil vapor sampling point.

The consultant collected 14 groundwater samples from the newly installed monitoring wells and wells on the Former Cleanerama site and adjacent properties. They collected sub-slab soil vapor and indoor air at three nearby buildings, and six soil vapor samples from adjacent properties.

A small area with contaminated soil on-site was excavated and the soil was sent to a licensed disposal facility.

Groundwater and soil vapor samples taken during the investigation were above applicable state cleanup standards and/or criteria for tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene.

A “grab” sample of water seeping into the soil removal excavation had PCE at a concentration of 970 ppb.

Groundwater and soil vapor contaminant concentrations were lower for this investigation than previous investigations, likely reflecting a response to previous soil removals.

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.

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 Cleanerama site is the former Osborne Road Plaza property, located at the northeast corner of the intersection of Osborne Road and Albany Shaker Road in Loudonville, Town of Colonie, Albany County.

Site Features: The site is an approximately 0.9-acre former retail-type strip mall. The buildings have since been removed and the site has been re-graded to soil and partial asphalt surface, with a few trees remaining. The property is primarily flat, with a gentle slope from east to west. Sand Creek is approximately 840 feet west of the site.

Current Zoning and Land Use: The site is currently vacant, and is zoned Neighborhood Commercial Office Residential. Nearby parcels are currently used for commercial purposes, with a nursery school in close proximity. The nearest residences are 400-500 feet from the site.

Past Use of the Site: The site is the location of the former Osborne Road Plaza. A one-story building along Osborne Road was reportedly built around 1955 and an attached two-story office building with a partial basement was added to the north in 1962. The one-story building housed various retail businesses, including a dry cleaner called Cleanerama from approximately 1960 to 1995. The dry cleaning business is believed to have used tetrachloroethene (PCE or perc) in their cleaning operations, and apparently discharged PCE to the on-site septic system or systems. (The strip mall was serviced by a single septic tank and the office building had a separate 2,000-gallon septic tank and two drywells.) The strip mall and office building were hooked up to municipal sewer lines around 1968.

PCE contamination in the soil was discovered in 2003 and NYSDEC addressed it under Spill #0305984 by removing the single-story building's septic system and 234 tons of contaminated soil. Post-excavation soil samples were below NYSDEC's unrestricted soil cleanup objectives for VOCs, SVOCs (semi-volatile organic compounds), and metals. In 2005 or 2006, the southeastern portion of the one-story building was demolished.

Additional PCE contamination in soil and groundwater was discovered in 2007 as part of a pre-sale site assessment, and was reported to NYSDEC as Spill #0702543. Soil, soil vapor, and groundwater were investigated in 2007 and 2008, with a limited soil removal action undertaken in 2007. In 2008, the owner entered into an Order on Consent with NYSDEC, whereby additional soil and groundwater investigation and remediation would occur after the former retail building was demolished by a pending purchaser. The site was purchased by a national retail company in about 2009, and the on-site buildings were demolished in August 2010. The post-demolition investigative work was performed and a Soil Removal Workplan was approved in May 2011 but never implemented.

Off-site investigations performed by the site owner (2007 and 2008) and NYSDEC (2011) identified soil vapor impacts to an adjacent building, as well as contaminated groundwater

migrating from the site. Due to high sub-slab VOC concentrations found at the adjacent building, a sub-slab depressurization system was installed by the property owner in 2012.

In February 2009, NYSDEC and NYSDOH conducted off-site indoor air sampling using passive diffusion sampling badges ('perc badges') in commercial buildings other than the adjacent building. The results showed actions were not necessary to reduce exposure to PCE in air for the sampled buildings. In 2014 NYSDEC took additional samples of sub-slab vapor and indoor air at select commercial buildings in the area. The results showed that no additional actions were needed to address soil vapor intrusion in those buildings.

Site Geology and Hydrogeology: Depth to water ranges from 4-12 feet on-site and 7-26 feet off-site. Depth to bedrock (shale) ranges from 8-19 feet on-site and 15-39 feet off-site. The overburden soil is predominantly sand and silty sand, with a layer of glacial till and weathered bedrock immediately above the shale. Groundwater flows in a westerly-northwesterly direction, toward Sand Creek.

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&progno=401056>

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.

William K. Sanford Town Library
629 Albany Shaker Road
Loudonville, NY 12211
phone: (518) 458-9274

NYSDEC
Attn: Larry Alden
625 Broadway
Albany, NY 12233
phone: 518-402-9767

Who to Contact

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

Project Related Questions

Larry Alden
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9767
larry.alden@dec.ny.gov

Site-Related Health Questions

Jacquelyn Nealon
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower, Rm 1787
Albany, NY 12237
518-402-7860
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.

Approximate Site Location
Former Cleanerama
Site ID 401056
253 Osborne Road, Colonie, New York 12211

