



FACT SHEET

State Superfund Program

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

Site Name: Former Roxy Cleaners
DEC Site #: 401058
Address: 156 Delaware Avenue
Delmar, NY 12054

Have questions?
See
"Whom to Contact"
Below

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

**Public Meeting, Monday, 3/4/2013 at 6:30 PM
Bethlehem Public Library**

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 Roxy Cleaners site (site) located at 156 Delaware Avenue, Delmar, Albany County. Please see the map for the site location.

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

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **February 22, 2013** through **March 24, 2013**. 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:

Excavation and off-site disposal of approximately 340 cubic yards of contaminated soil that exceed the soil cleanup objective (SCO) for tetrachloroethene (PCE) for commercial use of the property.

Following excavation, a chemical oxidation will be applied to the bottom of the excavation pit before backfilling to facilitate the degradation of residual contamination.

The on-site building, the adjacent off-site structure at 154 Delaware Avenue and, if deemed necessary, future on-site occupied structures would be required to have a sub-slab depressurization system (SSDS) to prevent the migration of vapors into the building from groundwater.

Summary of the Investigation

The analytical results confirm the presence of volatile organic compounds (VOCs) in on-site soil, with four chlorinated VOCs [tetrachloroethene (PCE), trichloroethene (TCE), dichloroethene (DCE) and vinyl chloride] detected. PCE, TCE, DCE, and vinyl chloride were present in multiple samples at concentrations exceeding the unrestricted use soil cleanup objectives (SCOs). An area immediately behind the building at the back doors was identified as the on-site source area, with the highest PCE at a concentration of 2,500 milligrams per kilogram (mg/kg) well exceeding the commercial use SCO (150 mg/kg).

The presence of chlorinated VOCs in on-site soil has resulted in significant contamination of groundwater. Contaminant concentrations in groundwater range from non-detect to concentrations well in excess of NYSDEC Class GA standards or guidance values. The highest respective concentrations for these contaminants were 190,000 micrograms per liter ($\mu\text{g/L}$) (standard is 5 $\mu\text{g/L}$), 2,700 $\mu\text{g/L}$ (standard is 5 $\mu\text{g/L}$), 6,800 $\mu\text{g/L}$ (standard is 5 $\mu\text{g/L}$) and 1,100 $\mu\text{g/L}$ (standard is 2 $\mu\text{g/L}$) and were generally in the area of the back door of the facility.

The presence of chlorinated VOCs has also resulted in the contamination of soil vapor and indoor air. Soil vapor intrusion sampling was performed to define the extent of soil vapor contamination at the Roxy building and the adjacent 154 Delaware Avenue commercial building. According to the Guidance for Evaluating Soil Vapor Intrusion in the State of New York (NYSDOH 2006), the results of the soil vapor intrusion sampling in the on-site and adjacent off-site buildings indicate mitigation is recommended.

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 Roxy Cleaners site is located at 156 Delaware Avenue in the Hamlet of Delmar, Town of Bethlehem.

Site Features:

The site is a narrow 1.1 acre parcel in a commercial section of Delaware Avenue. The building that had been occupied by the former dry cleaner is at the front of the lot with the rest of the property covered by asphalt or compressed gravel and dirt. The site is bounded by Delaware Avenue and restaurants to the north, a pet kennel/store at 154 Delaware Avenue to the east, a cellular communications tower and mini-mall to the south, and a large strip mall to the west.

Current Zoning/Uses:

The site and the surrounding area along Delaware Avenue are zoned commercial. Most recently the building is a dry cleaning drop-off location operated by Best Cleaners. Presently, the building is unoccupied.

Historic Uses:

The site was originally developed as a bus depot until circa late 1950s or early 1960s. After the bus depot, the site was a Roxy Cleaners dry cleaning facility for many decades where dry cleaning activities occurred on-site. Dry cleaning activities are no longer conducted on the premises.

Site Geology and Hydrogeology:

Depth to groundwater is approximately 3-4 feet and appears to be a perched zone that is present at and around the site due to clayey soils. Regional groundwater flows east-northeast toward the Normans Kill.

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=401058>

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.

Bethlehem Public Library
451 Delaware Ave
Delmar, NY 12054
phone: 518-439-9314
(information@bethlehempubliclibrary.org)

Whom to Contact

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

Project Related Questions

Michael MacCabe
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9687
mdmaccab@gw.dec.state.ny.us

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us
www.health.ny.gov/environmental/about/exposure.htm

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.

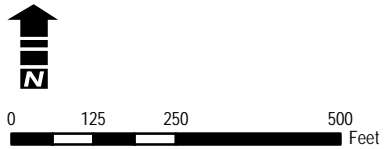


Figure 1
Former Roxy Cleaners Site Location Map
Delmar, NY