



FACT SHEET

State Superfund Program

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

Site Name: Former Loudon and Kem Cleaners
DEC Site #: 401060
Address: 350 Northern Boulevard
Albany, NY 12204

Have questions?
See
"Who to Contact"
Below

Investigation Completed at State Superfund Site; Results Will Help to Evaluate Ways to Address Contamination

An investigation has been completed for the Former Loudon and Kem Cleaners site ("site") located at 350 Northern Boulevard, Albany, 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." The investigation was conducted by the responsible party with oversight provided by New York State Department of Environmental Conservation (NYSDEC).

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.

NYSDEC has approved a report, called a "Remedial Investigation Report," that describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

Sample results found the volatile organic compounds (VOCs) tetrachloroethene (PCE) and trichloroethene (TCE) in both on-site and off-site groundwater. The contaminant concentrations in groundwater range from non-detectable to levels well in excess of NYSDEC standards or guidance values. The highest concentrations for these contaminants (PCE and TCE) were found in the off-site area of Memorial Hospital parking lot. The highest level of PCE detected on-site was found outside the former Kem Cleaners location near Northern Boulevard. PCE is a product that is used in the dry cleaning industry as the dry cleaning fluid/degreaser to clean the clothes. TCE is a break down product of PCE and is often found along with PCE.

Sample results for on-site soils ranged from non-detectable to very low for PCE and TCE with most samples revealing concentrations below the unrestricted use soil cleanup objectives. Only one area immediately outside the former Kem Cleaners location near Northern Boulevard was identified as a potential on-site source area.

The presence of chlorinated VOCs has also resulted in the contamination of soil vapor and indoor air. Soil vapor sampling was performed to define the extent of soil vapor contamination at the former Loudon and Kem Cleaners locations as well as the other tenant spaces within the Loudon Plaza. DEC also tested air impacts to the nearby Loudon Arms Apartments and the Albany Memorial Hospital. The highest level of sub-slab soil vapor for PCE and TCE was found beneath the floor of the former Kem Cleaners; elevated indoor air concentrations were also detected at this location. Similar elevated sub-slab and indoor air concentrations were found at the former Loudon Cleaners location. The other tenant space between the former Kem and former Loudon Cleaners revealed elevated levels of PCE below the floor, but to a much lower extent than beneath each former dry cleaner location. Indoor air levels at these locations were also low.

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 building indicate mitigation is recommended. The soil vapor intrusion sampling results at the off-site Loudon Arms Apartments and Albany Memorial Hospital indicate that neither mitigation nor further monitoring is warranted.

Next Steps

A Feasibility Study will be conducted based on information obtained during the investigation to achieve the following:

- 1) define the objectives of the site cleanup program;
- 2) develop cleanup alternatives; and
- 3) screen and analyze the alternatives.

NYSDEC will then develop a draft cleanup plan, called a "Proposed Remedial Action Plan." This plan describes the remedy preferred by NYSDEC to address contamination related to the site. The draft cleanup plan will explain 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 announce the draft cleanup plan in a future fact sheet and present it 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

LOCATION: Former Loudon and Kem Cleaners site is located in an urban area in the northern section of the City of Albany, NY. The site is northwest of Northern Boulevard, northeast of Albany-Shaker Road, east of Old Hickory Road, and southwest of Loudonville Road (Route 9).

SITE FEATURES: The site area is approximately 3.9 acres and is developed with an L-shaped retail building (strip mall). The building contains many separate businesses that operate in the single-story portion of the building and a three story office building located in the center of the building. The majority of the rest of the site is parking for the businesses and office.

CURRENT ZONING/USE(S): The site is currently zoned commercial and most of the strip mall locations are currently occupied. The surrounding parcels include an apartment complex to the north, west, and southeast, a hospital to the south, and a major highway and golf course to the

east and northeast. The nearest residence is located approximately 0.25 miles to the west of the site.

HISTORICAL USE(S): Two separate addresses/tenant spaces were occupied by dry cleaners (known as Loudon Dry Cleaners, Kem Cleaners and possibly other names) that used tetrachloroethene (Perc, PCE) from approximately 1954 to 1997. The current dry cleaner business, Kem Cleaners converted to 'drop-off service only' in 1997.

SITE GEOLOGY AND HYDROGEOLOGY: The overburden geology consists of varied medium to fine sands, silts, and clays. The depth to groundwater varies across the site from 15 to 24 feet below ground surface. The ground water flow direction is to the southeast.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=401060>

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.

Albany Public Library - Main Library
Attn: Reference Desk
161 Washington Avenue
Albany, NY 12210
phone: (518) 427-4310

Who to Contact

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

Project Related Questions

Ralph Keating
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9768
ralph.keating@dec.ny.gov

Site-Related Health Questions

Christopher Doroski
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

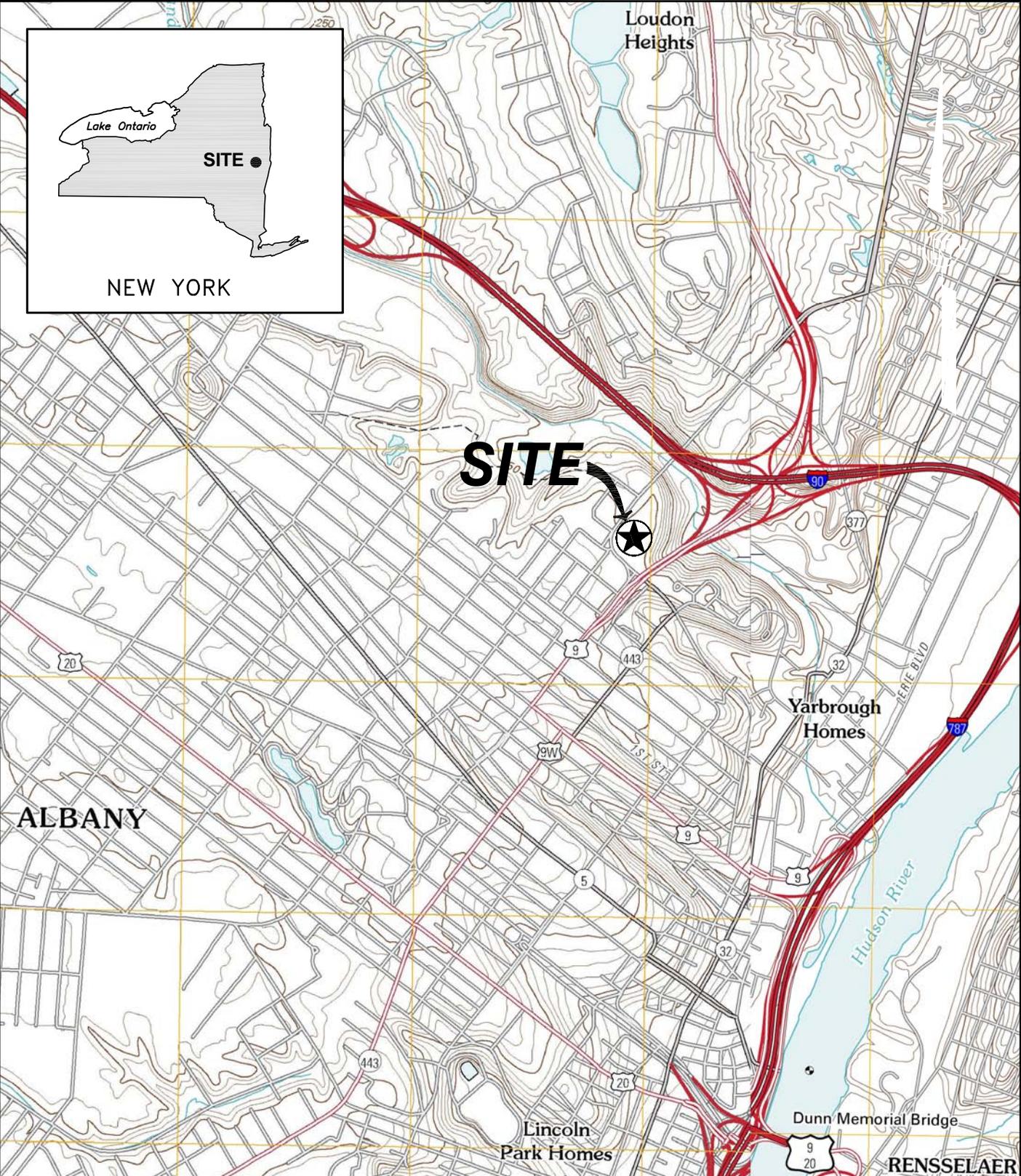
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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

DATE 10/4/12
 DESIGNED BY R. Adams
 DRAWN BY B. Faison
 CHECKED BY R. Adams
 APPROVED BY
 DRAWING NUMBER 134685-26A1



File: O:\Shaw Offices - CAD Files\Latham, NY\134685\26\134685-26A1.dwg
 User: bernadette.oconnor Oct 04, 2012 - 3:08pm Layout: 1 - Site Location Map



REFERENCE:
 DRAWING CREATE WITH USGS 7.5-MINUTE QUADRANGLE MAPS:
 ALBANY, NEW YORK AND TROY SOUTH, NEW YORK.



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

FIGURE 1
SITE LOCATION MAP
FORMER LOUDON AND KEM CLEANERS
 LOUDON PLAZA 350 NORTHERN BOULEVARD
 ALBANY, NEW YORK