



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

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

Public Meeting, Monday, 2/9/2015 at 4:00 PM

Albany Public Library - Main Library; 161 Washington Avenue; Albany, NY 12210

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 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."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **January 30, 2015** through **February 28, 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:

1. A soil vapor extraction system and, if necessary, a sub-slab depressurization system, will be implemented to physically remove volatile organic compounds (VOCs) from the subsurface soils on-site by applying a vacuum, as well as to prevent vapors from migrating into the southern wing of the on-site building via soil vapor intrusion from impacted soil and groundwater beneath the building.

2. Chemicals will be injected into the ground to treat (break-down) VOCs in off-site groundwater located southeast of the site (under the hospital parking lot) where the highest VOCs concentrations were observed. Groundwater monitoring will continue and, if necessary, future injections will be performed.

3. A Site Management Plan (SMP) will include a monitoring plan for the groundwater and an Operation and Maintenance Plan for the soil vapor extraction component. An environmental easement will also be attached to the property deed that will, among other things, require the current and all future property owners to comply with all parts of the SMP.

Summary of the Investigation

Sample results found the volatile organic compounds (VOCs) tetrachloroethene (PCE) and trichloroethene (TCE) in both on-site and off-site groundwater, with concentrations ranging from non-detectable to levels well in excess of groundwater standards. The highest concentrations in groundwater were found in the off-site area beneath the 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 used in the dry cleaning as the dry cleaning fluid/solvent/degreaser to clean the clothes. TCE is a break-down product of PCE and is often found along with TCE.

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, located just outside the southeast corner of the former Kem Cleaners location, 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.

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: 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 remainder of the site is parking for the businesses and office.

CURRENT ZONING/USE(S): The site is currently zoned commercial and most of the tenant spaces in the strip mall 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.

PAST USE OF THE SITE: 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 investigation area from 13 to 27 feet below ground surface (13-20 feet bgs on-site and up to 27 feet bgs off-site). 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/external/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
518-402-9783
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.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.

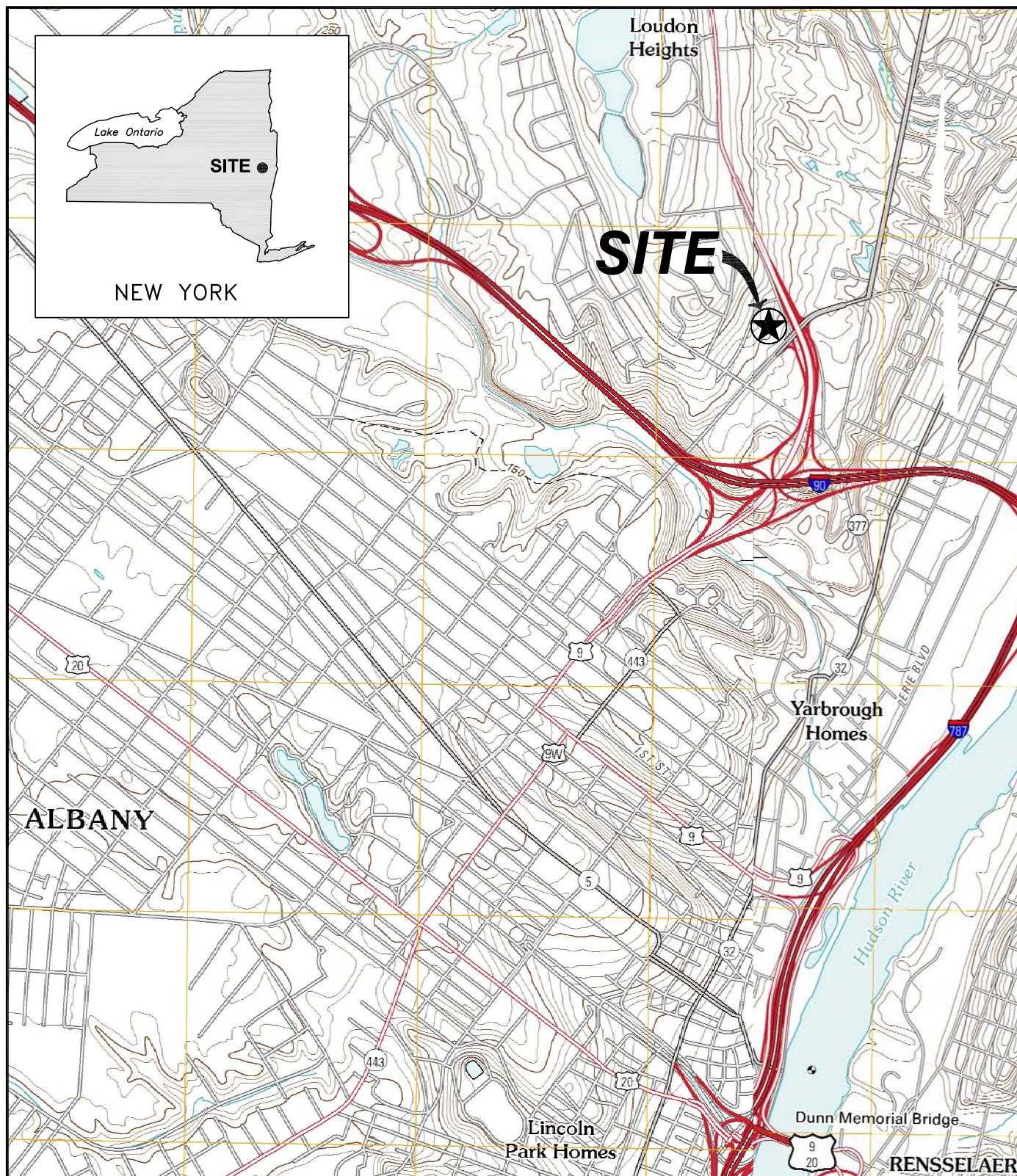
Receive Site Fact Sheets by Email

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.



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