



Department of
Environmental
Conservation

State Superfund Program

Community Participation Plan

for

Crown Cleaners

March 2026

Site #442066
627 and 627 (Rear) Columbia Turnpike
East Greenbush
Rensselaer County, New York

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Note: The information presented in this Community Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Community Participation Plan may be revised during the site’s investigation and cleanup process.

Responsible Party: **Satya Shivay Holding LLC (“Responsible Party”)**
Site Name: **Crown Cleaners (“Site”)**
Site Address: **627 and 627 (Rear) Columbia Turnpike, East Greenbush, NY 12061**
Site County: **Rensselaer**
Site Number: **442066**

1. What is New York’s 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 or the environment, such as the site identified above, undergo a process of investigation, evaluation, cleanup, and monitoring.

The New York State Department of Environmental Conservation (NYSDEC) administers the SSF Program with assistance and input from the New York State Department of Health (NYSDOH). When the parties responsible for the contamination of the site are known (“responsible parties”), they often pay for or perform the investigation and evaluation of cleanup options under an enforceable consent order. At sites where responsible parties cannot be found or are unable or unwilling to fund an investigation, the State pays for the investigation and may try to recover costs from a responsible party after the investigation and cleanup are complete.

The SSF program contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. For more information about the SSF program, go online at: <https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/state-superfund-sites>.

2. Community Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable communities to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for community involvement and encourages early two-way communication with communities before decision makers form or adopt final positions.

Involving communities affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment

- Improving public access to, and understanding of, issues and information related to a particular site and that site's remedial process
- Providing communities with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Community Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information that relate to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of

upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town, and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the Remedial Investigation) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>.

Subsequent fact sheets about the site will be distributed exclusively through the listserv except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if this is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program.

Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned community participation activities.

Technical Assistance Grant

The site identified above poses a significant threat to public health or the environment, so that a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being, or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

For more information about TAGs, go online at:

<https://dec.ny.gov/regulatory/regulations/technical-assistance-grant-tag-guidance-handbook-der-14>.

Note: The table identifying the community participation activities related to the site's investigation and cleanup program follows on the next page:

| Community Participation Activities | Timing of CP Activity(ies) |
|---|---|
| Before Start of Remedial Investigation (RI): | |
| <ul style="list-style-type: none"> • Prepare site contact list • Establish document repository • Prepare Community Participation (CP) Plan • Place approved RI Work Plan in document repository • Distribute fact sheet to site contact list that announces availability of RI Work Plan and describes upcoming RI field work | <p>Before start of RI. Note: Draft CP Plan must be submitted to NYSDEC within 20 days of effective date of Consent Order. CP Plan must be approved by NYSDEC before distribution.</p> |
| When NYSDEC Approves Remedial Investigation Report: | |
| <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results • Place approved RI Report in document repository | <p>When NYSDEC approves RI Report</p> |
| When NYSDEC Releases Proposed Remedial Action Plan (PRAP) | |
| <ul style="list-style-type: none"> • Place PRAP in document repository • Distribute fact sheet to site contact list that describes PRAP and announces 30-day comment period and public meeting • Conduct 30-day public comment period • Hold public meeting about PRAP | <p>When NYSDEC releases PRAP. Comment period begins/ends as per dates identified in fact sheet. Public meeting is held during the comment period.</p> |
| When NYSDEC Issues Record of Decision (ROD): | |
| <ul style="list-style-type: none"> • Place ROD in document repository • Distribute notice to site contact list that announces availability of ROD. ROD includes responsiveness summary of significant comments about PRAP | <p>When NYSDEC issues ROD</p> |
| Before Start of Remedial Action: | |
| <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming remedial action | <p>Before start of remedial action at the site</p> |
| When NYSDEC Certifies Cleanup Requirements Achieved: | |
| <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces cleanup requirements achieved • If Certificate of Completion (COC) is issued, announce in fact sheet • If COC is issued, place copy in document repository | <p>When NYSDEC certifies cleanup requirements achieved, or within 10 days after NYSDEC issues COC or other similar site closure document</p> |
| If NYSDEC Reclassifies the Site | |
| <ul style="list-style-type: none"> • If reclassifying site, may announce in fact sheet announcing achievement of cleanup requirements | <p>At time NYSDEC proposes to reclassify the site</p> |
| If NYSDEC Proposes to Delist the Site from the Registry of Contaminated Sites | |
| <ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin about proposal and 30-day public comment period • Distribute notice to site contact list. May announce proposal in fact sheet announcing achievement of cleanup requirements • Conduct 30-day public comment period about proposed delist • Distribute notice to site contact list when site is delisted | <p>At time NYSDEC proposes to delist the site</p> |

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

Groundwater is not used for drinking water in the area or vicinity of the Site. Potable water is provided to residents by the East Greenbush Water Department from the spring-fed Tomhannock Reservoir located to the northeast of the City of Troy. However, the groundwater may contain volatile organic contaminants (VOCs) which may enter on-Site and adjacent buildings through vapor intrusion. Groundwater in the vicinity of the Site has been reported at a depth of approximately 4-15 feet below ground surface.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

- Location – **627 and 627 (Rear) Columbia Turnpike, East Greenbush, NY 12061, Rensselaer County**
- Setting - **suburban**
- Site size – **0.570 acres**
- Adjacent properties – **mixed use neighborhood: commercial and residential**

The Site is an irregularly shaped parcel located on the east side of Columbia Turnpike in East Greenbush, New York. The Site is identified as Tax Map Parcel No. 166.16-6-50 and Tax Map Parcel No. 166.16-6-47.2. The site is covered by a one-story commercial building with small parking area in the rear. It is bordered to the north and south by commercial buildings, to the east by a residential neighborhood and to the west by Columbia Turnpike/Route 9 & 20. Currently, the Site is occupied by an active dry-cleaning facility.

History of Site Use, Investigation, and Cleanup

The Site has operated as a dry-cleaning facility for at least 50 years. A Limited and Focused Subsurface Investigation conducted in February 2019 concluded that soil and groundwater at the site has been adversely impacted by compounds used in dry-cleaning operations. A spill was reported to the NYSDEC on March 26, 2019 and NYSDEC Spill No. 1812656 was assigned. The primary contaminants of concern are tetrachloroethene (PCE) and its associated degradation products.

People may come in contact with contaminated soil or groundwater if they dig below the ground surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and/ or soil may move into the soil vapor (air spaces within the soil) which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential for inhalation of site contaminants due to soil vapor intrusion in the site building needs to be evaluated. Additional investigation is needed to understand the extent of contamination off-site.

5. Investigation and Cleanup Process

Investigation

A detailed study of the site will be performed by the responsible party under a consent order, with oversight by NYSDEC and NYSDOH. This detailed study is called a “Remedial Investigation.” The investigation work plan is called a “Remedial Investigation Work Plan” and is available for public review at the “Locations of Reports and Information” identified in Appendix A.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater, and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

NYSDOH reviews and recommends activities that will be performed during the investigation to ensure that a complete picture of potential health impacts is understood. Such activities include identifying the ways contamination can reach people, such as through direct contact, eating, drinking, or breathing.

The information collected during the site investigation will be summarized in a report.

Feasibility Study

After the site investigation has begun, the responsible party, with oversight by NYSDEC will conduct a “Feasibility Study.” This study uses information developed during the site investigation to develop and evaluate potential ways to clean up contamination related to the site. Another possibility is that the information collected during the site

investigation may support the conclusion that no action, or no further action, is needed to address site-related contamination.

Proposed Remedy

The evaluation of possible remedies ends with a recommended proposal to eliminate the threat posed by contaminants at the site. NYSDEC approves or prepares this proposal, called a “Proposed Remedial Action Plan” (PRAP). The PRAP describes the remedy preferred by NYSDEC, or a no action or no further action alternative. The PRAP summarizes the decision that led to the recommendation of the preferred remedy by discussing each alternative and the reasons for choosing or rejecting it. The goal of any cleanup plan is to protect public health and the environment. NYSDEC will present the PRAP to the public for its review and comment during a 30-day comment period and at a public meeting.

Selected Remedy

NYSDEC considers public comments as it selects the remedy to address contamination related to the site. The selected remedy will be described in a document called a “Record of Decision” (ROD). The ROD will explain why the remedy was selected and respond to public comments. This document will be placed in the location of reports and information. If the selected remedy is no action or no further action, NYSDEC may then take steps to reclassify the site or remove the site from its list of contaminated sites.

Cleanup Action

If the Record of Decision for the site calls for cleanup action, the project then moves to designing and performing the actions to address the site contamination. When cleanup actions have been completed, NYSDEC will approve or prepare a Final Engineering Report that describes the cleanup actions undertaken and certifies that cleanup requirements have been achieved or will be achieved.

Certificate of Completion

Upon approval of the Final Engineering Report, NYSDEC may issue a Certificate of Completion (COC). The COC would recognize the findings of the Final Engineering Report and note that the cleanup program achieved a cleanup level consistent with specific categories of use for the site. The recipient of the COC would be entitled to limited liability as long as it complied with the terms of the COC, and other conditions.

A COC may be modified or revoked if, for example, the recipient does not comply with the terms of the COC, or if the recipient commits fraud regarding its certification that it

has met cleanup levels.

Site Management

Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management may be conducted by NYSDEC, or by the responsible party under NYSDEC oversight, if contamination will remain in place. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed. During the site management phase, NYSDEC may also take steps to reclassify the site or delist the site from the Registry.

**Appendix A --
Project Contacts and Locations of Reports and Information**

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Matthew Dunham
Project Manager
NYSDEC Region 4
Division of Environmental Remediation
1130 North Westcott Road
Schenectady, NY 12306
Phone: (518) 357-2396
Email: matthew.dunham@dec.ny.gov

Regina Willis
Public Participation Specialist, Region 4
New York State Department of
Environmental Conservation
1130 North Westcott Road
Schenectady, New York 12036-2014
Phone: (518) 357-2075
Email: regina.willis@dec.ny.gov

New York State Department of Health (NYSDOH):

Sarita Wagh
Project Manager
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Phone: 518-402-7860
Email: beei@health.ny.gov

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

East Greenbush Public Library
10 Community Way
East Greenbush, NY 12061
Attn: Susan Bell
Phone: (518) 477-7476
Hours:
Monday – Thursday: 9 AM – 8 PM
Friday: 10 AM – 6 PM
Saturday: 10 AM – 5 PM
Sunday: 1 PM – 5 PM

Info Locator Online
Database: [Index of /data/DecDocs/442066](#)

NYSDEC Region 4
1130 North Westcott Road
Schenectady, NY 12306
Attn: Matthew Dunham
Phone: (518) 357-2045
Hours: (call for appointment)

Appendix B -- Site Contact List

B1. The Chief Executive Officer, Environmental Health Director, and Planning Board Chairperson of the County, and Town in which the Property is located.

Rensselaer County:

Steven F. McLaughlin
County Executive
Rensselaer County
99 Troy Road
4th Floor
East Greenbush, NY 12061
518-270-2900

Robert Pasinella
Director
Rensselaer County Economic Development and Planning
333 Broadway
Suite 320
Troy, NY 12180
518-270-2914

Richard Elder
Environmental Health Director
Rensselaer County
1600 7th Avenue
Troy, NY 12180
518-270-2632

Town of East Greenbush:

Dan Rodriguez
Town Planner
Town of East Greenbush
225 Columbia Turnpike
East Greenbush, NY 12144
518-694-4011
drodriguez@eastgreenbush.org

Jack Conway
Supervisor
Town of East Greenbush
225 Columbia Turnpike
East Greenbush, NY 12144
518-477-4775
jconway@eastgreenbush.org

B2. Residents, Owners and Occupants of the Property and properties adjacent to the Property.

Business
615 Columbia Turnpike
East Greenbush, NY 12061

Resident
10 Point View Drive
East Greenbush, NY 12061

Business
629 Columbia Turnpike
East Greenbush, NY 12061

Resident
12 Point View Drive
East Greenbush, NY 12061

Business
622 Columbia Turnpike
East Greenbush, NY 12061

Resident
16 Point View Drive
East Greenbush, NY 12061

Resident
4 Point View Drive
East Greenbush, NY 12061

Resident
14 Point View Drive
East Greenbush, NY 12061

B3. The Public Water Supplier which services the area in which the Property is located.

East Greenbush Water Department
Town of East Greenbush
225 Columbia Turnpike
East Greenbush, NY 12144
518-477-9367

B4. Any Person who has requested to be placed on the contact list.

We are unaware of any requests for inclusion on the contact list.

B5. The Administrator of any School or Day Care Facility located on or near the Property.

East Greenbush Central School District
29 Englewood Avenue
East Greenbush, NY 12061
(518) 207-2430

Sunshine Day Nursery School
14 Hays Road
East Greenbush, NY 12061
(518) 477-4156

Genet Elementary School
29 Englewood Avenue
East Greenbush, NY 12061
(518) 207-2680

Tutor Time of East Greenbush
3 Springhurst Drive
East Greenbush, NY 12061
(855) 887-8945

Holy Spirit School
54 Highland Drive
East Greenbush, NY 12061
(518) 477-5739

Howard L. Goff Middle School
35 Gilligan Road
East Greenbush, NY 12061
(518) 207-2430

Capital District Beginnings Inc.
673 Columbia Turnpike
East Greenbush, NY 12061
(518) 233-0544

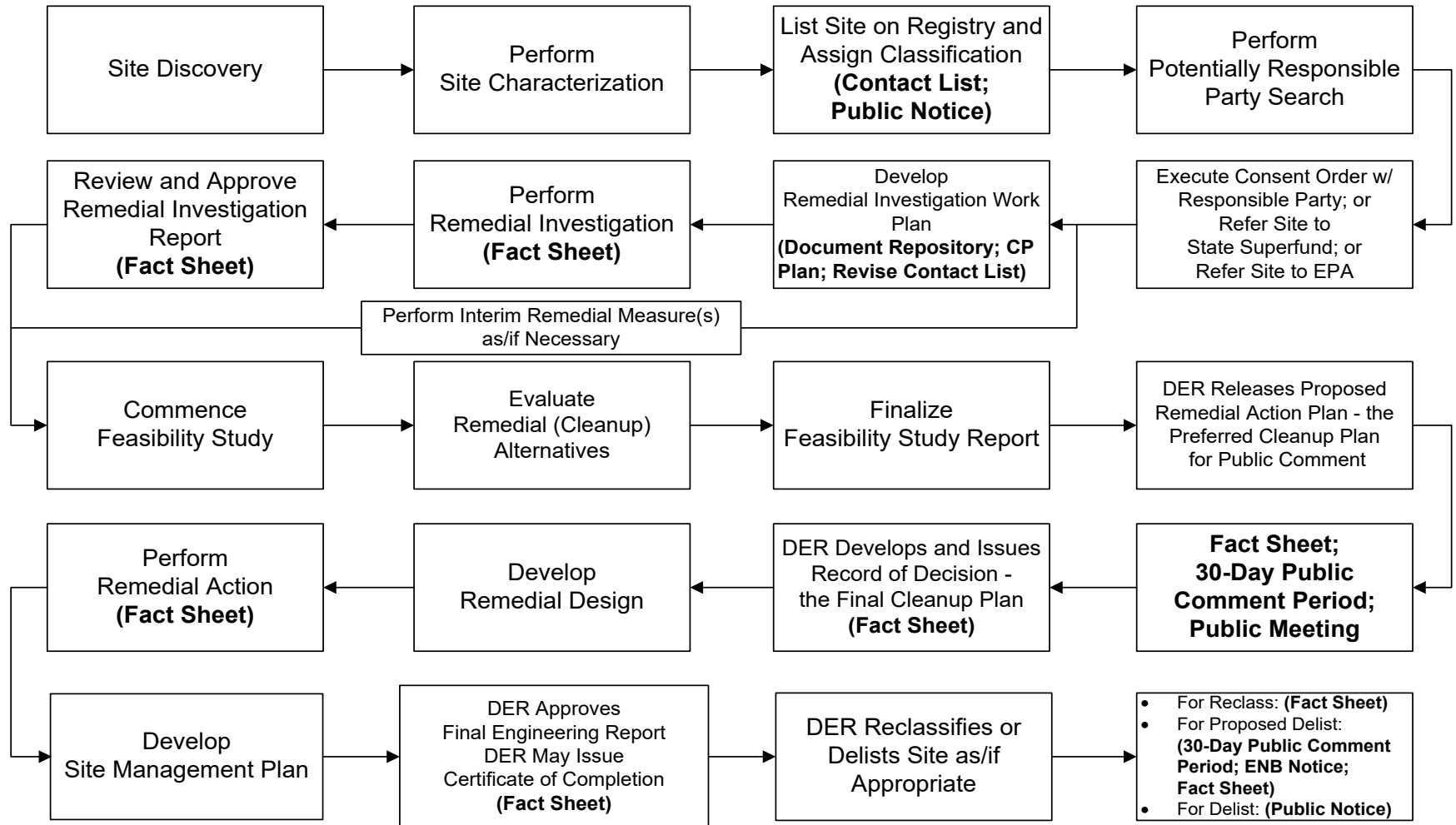
First United Methodist Nursery
6 Gilligan Road
East Greenbush, NY 12061
(518) 477-5484

Appendix C -- Site Location Map



Site Name: Crown Cleaners
Site Address: 627 & 627(Rear) Columbia Tpke., East Greenbush, NY 12061
Tax Map/Parcel No.: 166.16-6-50 & 166.16-6-47.2
Owner: Satya Shivay Holding LLC

Appendix D - State Superfund Program Remedial Process



Note: CP Activities are in **Bold**.

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