



FACT SHEET State Superfund Program

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

Site Name: Greener Cleaners
DEC Site #: 447041
Address: 809 State Street
Schenectady, NY 12307

Have questions? See "Who to Contact" Below

No Further Action Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, 3/7/2017 at 6:30 PM
Schenectady County Public Library, Central Library, McChesney Room, 99 Clinton St., Schenectady
NYSDEC invites you to a public meeting to discuss the no further action 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 no further action remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Greener Cleaners site ("site") located at 809 State Street, Schenectady, Schenectady 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 estimated cost to implement the remedy is:

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=447041

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from February 23, 2017 through March 25, 2017. 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.

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### **Proposed Remedial Action Plan**

The remedy proposed for the site includes:

An expedited cleanup, officially known as an "interim remedial measure" (IRM), is conducted at a site when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. At the Greener Cleaners site two such IRMs have been undertaken.

The first IRM, called soil vapor extraction (SVE), was installed in early 2017 at the site. The process applies suction to below ground piping to draw contaminated soil vapor from the sub-surface. This technology should reduce soil and soil vapor contamination from dry cleaning solvents. It should also address the groundwater contamination indirectly by removing the source of the solvents which are impacting groundwater. This system will remain in operation until vapor concentrations decrease to a level allowing its discontinuation. Additionally, a ventilation system similar to a radon reduction system was installed beneath the slab of the on-site building to prevent soil vapor from entering the building.

A second expedited cleanup was a soil removal conducted at the 5 Chestnut Street parcel of the site. Soils there were found to have been impacted by heavy metals related to historic fill. One-and-a-half feet of soil was removed from the contaminated portion of that parcel and disposed of off-site. Approximately 50 cubic yards of soil were removed from the site. The excavation was backfilled with crushed stone.

These expedited cleanups address the contamination found at the site, allowing it to meet the criteria for a restricted residential cleanup, which allows residential (with certain restrictions), commercial, or industrial use if permitted by local zoning. Therefore, NYSDEC is proposing No Further Action as the remedy at the Greener Cleaners site.

### *Summary of the Investigation*

Soil, groundwater, and soil vapor samples were analyzed for the presence of contamination during the site investigation. The investigation indicates that dry cleaning solvents in groundwater, soil, and soil vapor have impacted the site. Contamination was generally limited to the site property itself. Adjacent parcels were not significantly impacted.

Soil vapor from dry cleaning solvents significantly exceeded New York State Department of Health guidance recommendations on-site. Groundwater exceeded NYSDEC groundwater standards on-site and at one off-site location, though local groundwater is not used for drinking water as the site and the surrounding area are served by public water. Soil contaminated with the dry cleaning solvents at concentrations exceeding NYSDEC soil cleanup objectives were only found at a single on-site location.

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.

### **Institutional and Engineering Controls**

Institutional controls and engineering controls generally are designed to reduce or eliminate

exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Institutional Control/Engineering Control Plan
- Land Use Restriction

The following engineering controls have been or will be put in place on the site:

- Cover System
- Vapor Mitigation

### **Next Steps**

NYSDEC will consider public comments as it finalizes the no further action 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. NYSDEC would then reclassify or delist the site from the Registry of Inactive Hazardous Waste Disposal Sites.

### **Background**

**Location:** The former Greener Cleaners site, previously Kem Cleaners, was a commercial dry cleaning business in Schenectady. The site is located at 809 State St, and is bordered by State St. to the south, Mynderse St. to the west, Chestnut St. to the east, and the rear of residences on Victory Ave. to the north. The site is in an urban area with a mix of commercial and residential properties along State St. and residences on the side streets off of State St.

**Site Features:** The site is 1.39 acres in area and includes an approximately 16,000 square foot, one story masonry building and a 1000 square foot outbuilding. The remainder of the site is covered with asphalt, some of which is used for parking while other areas are unused. The portion of the site to the west of the on-site building is fenced with a gate on the State St. side.

**Current Zoning and Land Use:** The site is still in operation as a commercial dry cleaner by a new operator under the name of Best Cleaners. The dry cleaning operations at the site have reportedly not used tetrachloroethene (PCE) or other chlorinated solvents since 2008. The site consists of four tax parcels. The two parcels bordering State Street are zoned Mixed-Use Commercial, which permits residential use. The other two parcels are zoned Two-Family Residential.

**Past Use of the Site:** The site operated as Kem/Greener Cleaners for approximately 12 years until 2010. The site was used as an automobile dealership until the late 1990s.

**Site Geology and Hydrology:** The depth to groundwater is approximately 15 feet in the vicinity of the site. Groundwater flow direction is west. Soils at the site are sands above 15 feet, overlying a mix of sand, silt and clay below 15 feet.

**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.

Schenectady County Public Library  
Attn: Reference Desk  
99 Clinton St.  
Schenectady, NY 12305  
phone: (518) 388-4500

### Who to Contact

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

#### Project Related Questions

Robert Filkins  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
518-402-9768  
robert.filkins@dec.ny.gov

#### 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.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.**

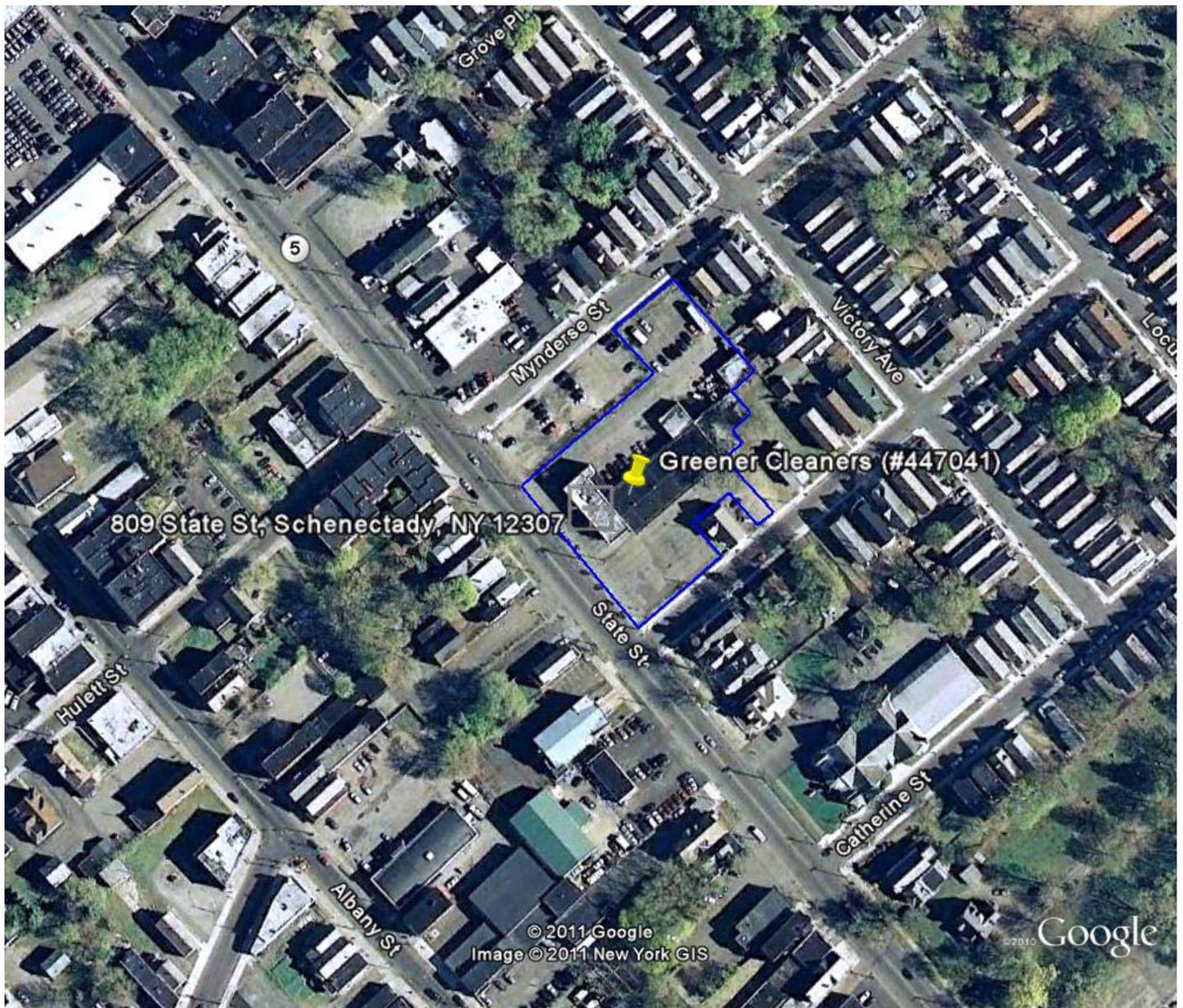
### Receive Site Fact Sheets by Email

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.



Greener Cleaners Inactive Hazardous Waste Site #447041