

**FACT SHEET****State Superfund  
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** Clinton West Plaza  
**DEC Site #:** 755015  
**Address:** 609-625 West Clinton Street  
Ithaca, NY 14850

Have questions?  
See  
"Who to Contact"  
Below

## **Cleanup Action Completed at State Superfund Site Construction Completion Report Approved**

Action has been completed to address the contamination related to the Clinton West Plaza site ("site") located at 609-625 West Clinton Street, Ithaca, Tompkins County under New York's State Superfund Program. Please see the map for the site location. The Construction Completion Report states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

The cleanup activities were performed by the New York State Department of Environmental Conservation (NYSDEC). The approved Final Engineering Report has been made available to the public (see "Where to Find Information" below). Once all operable units of this site have been cleaned up, NYSDEC will reclassify or delist the site from the Registry of Inactive Hazardous Waste Disposal Sites.

### **Highlights of the Site Cleanup**

Remedial activities were completed at the site in February and November 2011. Baseline and post-injection groundwater monitoring was performed from October 2011 through November 2012. No contaminated materials were removed from the site.

The following is a summary of the remedial actions performed at the site:

1. Installation of a sub-slab vapor mitigation system (SSDS) within the Clinton West Laundry tenant space located at 609 West Clinton Street.
2. In-situ chemical oxidation was performed and applied through a grid network of injection wells to a depth of 25 feet below ground surface to target the primary contaminants of concern in groundwater.
3. Enhanced anaerobic bioremediation was performed and applied by direct injection of a carbon source to further degrade remnant primary contaminants of concern in groundwater.

4. Preparation for execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site.

5. Development and implementation of a Site Management Plan for long-term management of remaining contamination as required by the Environmental Easement.

### **Background**

**Location:** The Clinton West Plaza site is located at 609-625 West Clinton Street within the Clinton West Plaza, City of Ithaca, Tompkins County, New York.

**Site Features:** The 2.49-acre site is developed with an active 36,254 square foot shopping plaza that was constructed in 1970 and is currently owned by Clinton West, Ltd. The site is surrounded by residential neighborhoods and a retail property. The site is surrounded by residential neighborhoods and a retail property. The grade at the site is generally flat with an elevation of approximately 390 feet above mean sea level. Six Mile Creek, a NYSDEC Class "C" stream, is approximately 300 feet southwest of the site and flows in a northwest direction, discharging into the Cayuga Inlet.

**Current Zoning/Use(s):** The area is primarily commercial and residential in nature. The City of Ithaca has zoned some open areas of the site (i.e. parking lot areas) for residential use and has zoned a portion of the site including the plaza building for commercial use.

**Historical Use(s):** The existing structure has been historically utilized as a commercial storefront. Clinton West Laundry, conducted on-site dry cleaning operations from at least 1970 through 2000. Tetrachloroethene (PCE) had been used in the dry cleaning operations as a cleaning solvent. Releases of dry cleaning solvents appear to have occurred during isolated instances of leaks due to dry cleaning equipment failure. Currently, Clinton West Laundry is operated as a "laundry only" facility with drop-off/pick-up of dry cleaning items.

**Site Investigations and Remedial Actions:** The Clinton West Plaza site was initially reported as a potential site with contamination after First Niagara Bank of Rochester, New York retained LCS, Inc. (LCS) of Buffalo, New York to conduct an Environmental Transaction Screening, Environmental Site Assessment (ESA) Report in December 2005. The ESA report concluded that a Phase II investigation was warranted to assess the environmental conditions on-site due to the former operational history of a dry cleaner at the site. LCS completed the Phase II subsurface investigation and supplemental subsurface investigations and determined that soil and groundwater contamination associated with dry cleaning chemicals, notably tetrachloroethene (PCE) existed at the site. PCE is a solvent commonly used in the dry cleaning process. Based on the findings of the Phase II investigation, the site was listed on the NYSDEC Registry of Inactive Hazardous Waste Disposal Sites in New York State as a Class 2 site (755015) in December 2007.

A remedial investigation (RI) was undertaken to define the nature and extent of any contamination resulting from previous activities at the site. The RI was conducted between March 2008 and March 2009. NYSDEC issued a Record of Decision (ROD) for the Clinton West Plaza site in May 2010. The selected remedy included injection of chemical-oxidants, enhanced anaerobic bioremediation, the installation of a sub-slab vapor mitigation system at the laundry tenant space, cover system over all vegetated areas, implementation of institutional controls in the form of an environmental easement, and development of a Site Management Plan should contamination remain in-place. The subslab vapor mitigation system was installed by the NYSDEC in February 2011. All of this work is being conducted pursuant to the ROD for this site.

Site Geology and Hydrogeology: Overburden at the site consists of fill materials (e.g., wood, ash, cinders, and silty sand with some gravel) to a depth of approximately 2 feet below ground surface (bgs). Native subsurface soils beneath the fill are mixed and contain variable proportions of clay, silt, sand and gravel. Highly organic soils are also present. A low permeability, gray silty clay layer was typically encountered at a depth less than 14 feet bgs.

During the remedial investigation, the subsurface soil was typically found to be fully saturated at a depth of approximately 6 feet bgs. Depth to groundwater measured in the monitoring wells typically ranges from approximately 3 to 5 feet bgs. The groundwater levels at the site are responsive to precipitation events. Depth to groundwater measurements taken during a wet period ranged from approximately 1.5 to 3.5 feet bgs. The direction of groundwater flow at the site is variable. Flow in the northern portion of the site is generally to the northwest, flow in the southern portion of the site is generally to the southwest, and flow in the central portion of the site is generally to the west.

The site topography and surrounding area is relatively flat.

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=755015>

**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.

Tompkins County Public Library  
101 East Green Street  
Ithaca, NY 14850  
phone: (607)272-4556  
(askalibrarian@tcpl.org)

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/62339.html>

## Who to Contact

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

### Project Related Questions

David Chiusano  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7017  
Tel: (518) 402-9814  
djchiusa@gw.dec.state.ny.us

### Site-Related Health Questions

Richard Jones  
New York State Department of Health  
Syracuse Regional Office 217 S. Salina Street, 3rd Floor  
Syracuse, NY 13202  
Tel: (315) 477-8148  
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.**

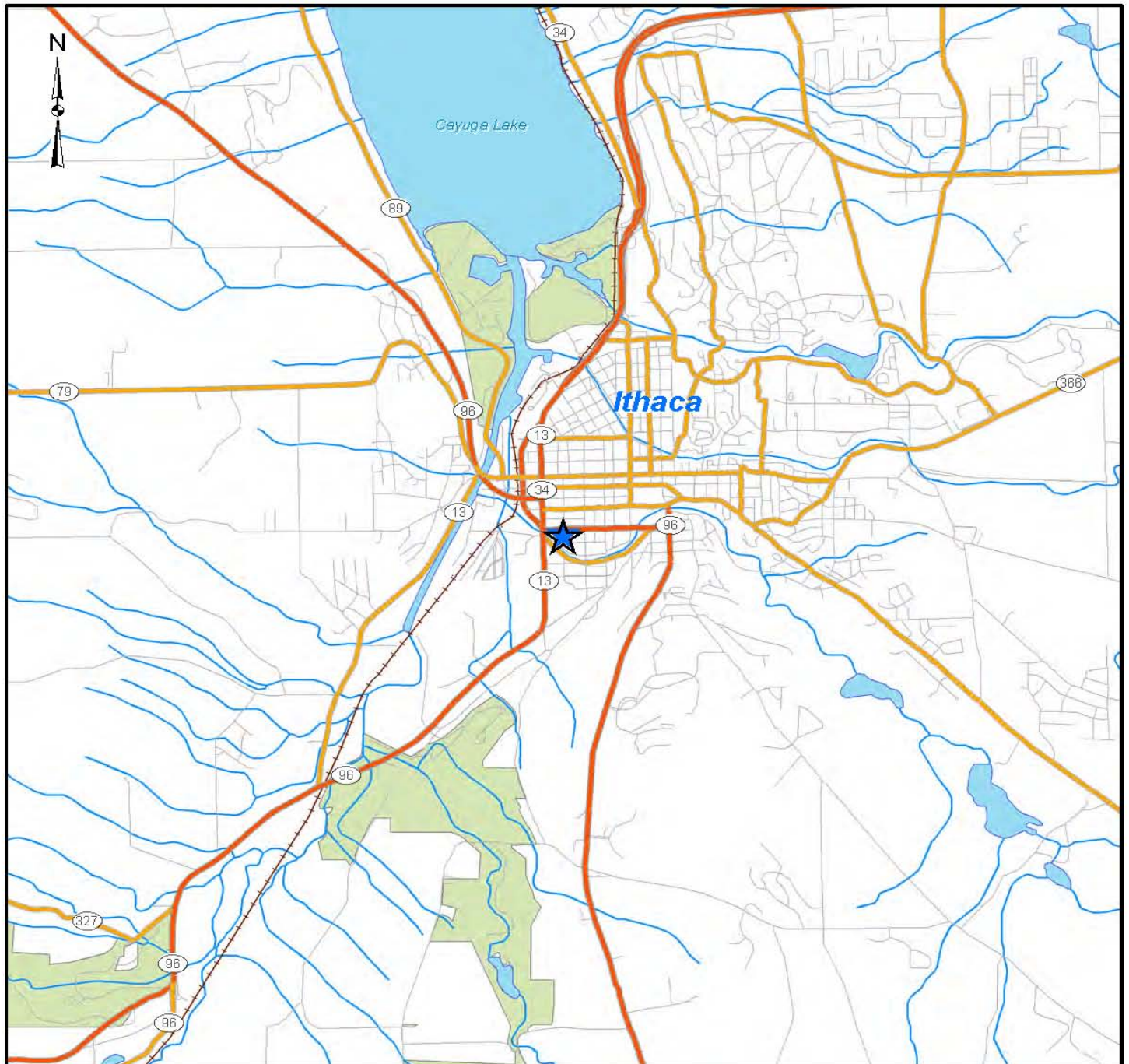
### **Receive Site Fact Sheets by Email**

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.



#### Legend

- Highway
- Major Road
- Local Road
- Park
- ~ Rivers & Streams
- Surface Water Body

0 1 2 Miles

1 in = 1 miles

Source: ESRI Street Maps USA



### CLINTON WEST PLAZA (755015) SITE MANAGEMENT PLAN ITHACA, NEW YORK

### FIGURE 1 Site Location Map

PROJECT MGR:  
RSC

DESIGNED BY:  
CJS

CREATED BY:  
CJS

CHECKED BY:  
RSC

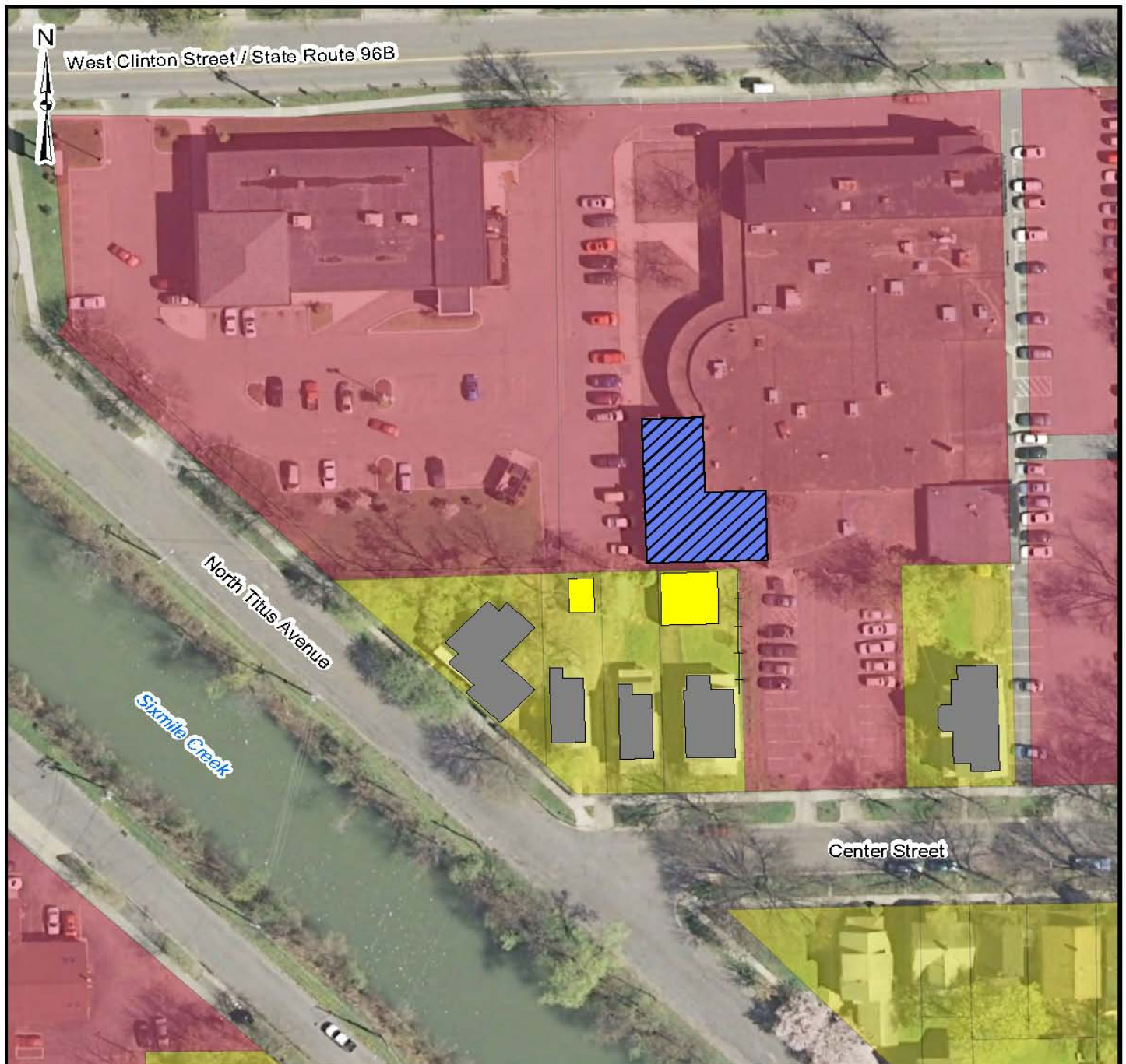
SCALE:  
AS SHOWN

DATE:  
SEPTEMBER 2013

PROJECT NO:  
14907.04

FILE NO:  
GIS/PROJECTS/  
14907.02\_FIG1.MXD





#### Legend

Select Structures	Zoning
Dry Cleaners	Commercial
Residence	Residential
Utility Building	

0 70 140 Feet

1 inch = 70 feet

Source: Orthoimagery: NYSGIS Clearinghouse, Natural Color - 2007; Property Parcels: Tompkins County 2010



#### CLINTON WEST PLAZA (755015) SITE MANAGEMENT PLAN ITHACA, NEW YORK

#### FIGURE 2 Site and Surrounding Area

PROJECT MGR:  
RSC

DESIGNED BY:  
CJS

CREATED BY:  
CJS

CHECKED BY:  
RSC

SCALE:  
AS SHOWN

DATE:  
AUGUST 2013

PROJECT NO:  
14907.04

FILE NO:  
GIS/PROJECTS/  
1490704\_FIG2.MXD