

RECORD OF DECISION

Former Perfecto Dry Cleaners
State Superfund Project
Greece, Monroe County
Site No. 828155
March 2021



**Department of
Environmental
Conservation**

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - RECORD OF DECISION

Former Perfecto Dry Cleaners
State Superfund Project
Greece, Monroe County
Site No. 828155
March 2021

Statement of Purpose and Basis

This document presents the remedy for the Former Perfecto Dry Cleaners site, a Class 2 inactive hazardous waste disposal site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375, and is not inconsistent with the National Oil and Hazardous Substances Pollution Contingency Plan of March 8, 1990 (40CFR300), as amended.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Former Perfecto Dry Cleaners site and the public's input to the proposed remedy presented by the Department. A listing of the documents included as a part of the Administrative Record is included in Appendix B of the ROD.

Description of Selected Remedy

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the above referenced site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or feasibility study (FS). The IRM(s) undertaken at this site are discussed in Section 6.2.

Based on the implementation of the IRM(s), the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment; therefore No Further Action is the selected remedy. The remedy may include continued operation of a remedial system if one was installed during the IRM and the implementation of any prescribed institutional controls/engineering controls (ICs/ECs) that have been identified as being part of the remedy for the site.

The IRM(s) conducted at the site attained the remediation objectives identified for this site in Section 6.5 for the protection of public health and the environment.

New York State Department of Health Acceptance

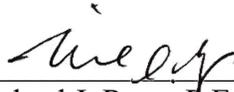
The New York State Department of Health (NYSDOH) concurs that the remedy for this site is protective of human health.

Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies, to the maximum extent practicable, and satisfies the preference for remedies that reduce toxicity, mobility, or volume as a principal element.

March 31, 2021

Date



Michael J. Ryan, P.E., Director
Division of Environmental Remediation

RECORD OF DECISION

Former Perfecto Dry Cleaners
Greece, Monroe County
Site No. 828155
March 2021

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of hazardous wastes at the site resulted in threats to public health and the environment that were addressed by actions known as interim remedial measures (IRMs), which were undertaken at the site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or feasibility study (FS). The IRMs undertaken at this site are discussed in Section 6.2.

Based on the implementation of the IRM(s), the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment. The IRM(s) conducted at the site attained the remediation objectives identified for this site, which are presented in Section 6.5, for the protection of public health and the environment. No Further Action is the remedy selected by this Record of Decision (ROD). A No Further Action remedy may include site management, which will include continued operation of any remedial system installed during the IRM and the implementation of any prescribed controls that have been identified as being part of the remedy for the site. This ROD identifies the IRM(s) conducted and discusses the basis for No Further Action.

The New York State Inactive Hazardous Waste Disposal Site Remedial Program (also known as the State Superfund Program) is an enforcement program, the mission of which is to identify and characterize suspected inactive hazardous waste disposal sites and to investigate and remediate those sites found to pose a significant threat to public health and environment.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

DECInfo Locator - Web Application
<https://gisservices.dec.ny.gov/gis/dil/index.html?rs=828155>

New York State Department of Environmental Conservation
Region 8 Office
6274 East Avon-Lima Road
Avon, NY 14414
Phone: 585-226-2466

Pursuant to Executive Order 202.15, a public meeting was not held, in an effort to limit the community spread of COVID-19.

Comments on the remedy received during the comment period are summarized and addressed in the responsiveness summary section of the ROD.

Receive Site Citizen Participation Information by Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The Former Perfecto Dry Cleaners site consists of a 0.590 acre parcel located at 3797 Dewey Avenue in the Town of Greece.

Site Features: The site is occupied by three single story buildings. The remainder of the site is a paved parking surface. It is bordered to the north by a commercial property, to the west by a residential property, to the south by Sutorius Drive and to the east by Dewey Avenue.

Current Zoning/Use: The site is zoned for commercial use. All three on-site buildings are occupied by active businesses.

Past Use of the Site: A gas station was located on the site from 1963-1972. The northern most building was operated as dry cleaners from approximately 1977 to 2008. The other two buildings on-site have been used as a comic bookstore and a tax preparation service.

Site Geology and Hydrogeology: Site geology consists of silt and sand with trace amounts of gravel and clay. The thickness of overburden ranges from approximately 25 feet to 34 feet. The groundwater table in the vicinity of the site is present in the overburden at depths ranging from approximately 2 feet to 5 feet below grade. Groundwater flow is to the north and northwest.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to commercial use (which allows for industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the investigation to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is included in the Tables for the media being evaluated in Exhibit A.

SECTION 5: ENFORCEMENT STATUS

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past or present owners and operators, waste generators, and haulers.

The PRPs for the site, documented to date, include:

Perfecto Cleaners

The Department and G & B Brothers, LLC entered into a Consent Order (Index# RS-20170118-7) on March 28, 2017. The Order obligates the responsible parties to implement a full remedial program. After the remedy is selected, the Department will approach the PRPs to implement the selected remedy. If an agreement cannot be reached with the PRPs, the Department will evaluate the site for further action under the State Superfund. The PRPs are subject to legal actions by the state for recovery of all response costs the state has incurred.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A Remedial Investigation (RI) has been conducted. The purpose of the RI was to define the nature and extent of any contamination resulting from previous activities at the site. The field activities and findings of the investigation are described in the RI Report.

The following general activities are conducted during an RI:

- Research of historical information,
- Geophysical survey to determine the lateral extent of wastes,
- Test pits, soil borings, and monitoring well installations,

- Sampling of waste, surface and subsurface soils, groundwater, and soil vapor,
- Sampling of surface water and sediment,
- Ecological and Human Health Exposure Assessments.

The analytical data collected on this site includes data for:

- air
- groundwater
- soil
- soil vapor
- indoor air
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. The tables found in Exhibit A list the applicable SCG in the footnotes. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a hazardous waste that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized in Exhibit A. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

tetrachloroethene (PCE)
benzene

trichloroethene (TCE)
cis-1,2-dichloroethene

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media and areas of the site required remediation. These media were addressed by the IRM(s) described in Section 6.2. More complete information can be found in the RI Report and the IRM Construction Completion Report.

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Record of Decision.

The following IRM(s) has/have been completed at this site based on conditions observed during the RI.

IRM - Sub Slab Depressurization System (SSD) Installation

In 2012 a sub-slab vapor sample was collected at the former dry-cleaning building. Based on the findings of sub-slab vapor sampling (PCE and TCE at concentrations of 20,000 micrograms per cubic meter (ug/m³) and 130 ug/m³, respectively), the site was added to the Registry of Inactive Hazardous Waste Disposal Sites as a class 2 in 2015. As part of the consent order executed in 2017 between the Department and the responsible party, a sub-slab depressurization system was installed by the responsible party. The system installation was completed in January 2019. At the completion of the IRM, a Construction Completion Report, dated January 2019, was prepared.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water.

Based upon the resources and pathways identified and the toxicity of the contaminants of ecological concern at this site, a Fish and Wildlife Resources Impact Analysis (FWRIA) was deemed not necessary for OU 01.

Based upon the Remedial Investigation, the primary contaminants of concern at the site include tetrachloroethene (PCE) and PCE breakdown products (trichloroethene (TCE) and cis-1,2-dichloroethene (cis-1,2-DCE)) and benzene.

Soil: PCE and PCE breakdown products were not detected in soil samples at concentrations exceeding unrestricted soil cleanup objectives (SCOs). PCE was detected at a concentration of 0.074 parts per million (ppm) in a soil sample collected from the four to five-foot depth interval adjacent to the southwest corner of the former dry-cleaning building. TCE and cis-1,2-DCE were detected at maximum concentrations of 0.035 ppm and 0.021 ppm, respectively, in soil samples collected from the south-side of the former dry-cleaning building. Concentrations were below the unrestricted SCOs of 0.47 ppm and 0.25 ppm, respectively. PCE was detected at maximum concentration of 0.383 ppm in soil samples collected from underneath the former dry-cleaning building. Benzene was detected in one soil sample at a concentration (0.140 ppm) exceeding the unrestricted SCO (0.06 ppm). The presence of benzene may be associated with the former operation of a gasoline station on-site.

Groundwater: Historically, PCE and its associated breakdown products were detected in three shallow (less than 15 feet beneath the ground surface) groundwater samples collected directly

adjacent to the former dry-cleaning building at concentrations marginally exceeding SCGs (typically 5 ppb). Specifically, PCE was detected at a concentration of 6.3 ppb and slightly above the SCG (5 ppb) in one groundwater sample. Cis-1,2-DCE, detected in a groundwater sample collected adjacent to the northwest corner of the former dry-cleaning building, was the site contaminant detected at the highest concentration (210 ppb). No site-related contaminants were detected in groundwater samples collected off-site at concentrations above SCGs. Although not associated with past dry-cleaning operations at the site, benzene was detected at a concentration of 890 ppb in a groundwater sample collected south of the former dry-cleaning building. PCE and associated breakdown products were not detected in groundwater samples collected from deeper groundwater (25 to 30 feet beneath the ground surface) at concentrations exceeding SCGs. During the most recent groundwater sampling event conducted in January 2021 volatile organic compounds were not detected above their respective SCGs in three off-site wells and one on-site well.

PFAS - Perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported in groundwater at concentrations of up to 2.0 and 3.2 parts per trillion (ppt), respectively. These levels do not exceed their respective screening levels of 10 ppt.

Soil Vapor - Soil vapor sampling conducted in 2009 immediately outside the footprint of the former dry-cleaning building detected site contaminants at concentrations up to 880 ug/m³. Specifically, cis-1,2-DCE and PCE were detected in soil vapor samples collected near the southside of the former dry-cleaning building at concentrations of 880 ug/m³ and 790 ug/m³, respectively. Two soil vapor samples were collected outside the footprint of the site. The sample to the west of the dry cleaners showed PCE at a concentration of 450 ug/m³ and TCE at a concentration of 570 ug/m³. The off-site soil vapor sample to the north of the site showed PCE at a concentration of 430 ug/m³ and TCE at a concentration of 300 ug/m³.

Sub-slab Vapor and Indoor Air - To determine whether actions are needed to address exposure related to soil vapor intrusion, sub-slab vapor, indoor air, and outdoor air samples were collected at the three on-site buildings and one off-site building. In 2011, SVI sampling was completed at one on-site and one off-site building. SVI sampling was attempted at two additional off-site structures during this sampling event but access was not granted. SVI sampling at the on-site building (3797 Dewey Avenue) resulted in no further action needed. SVI sampling at the off-site property showed concentrations of PCE in the sub-slab at 56 ug/m³ and in the indoor air at 0.28 ug/m³. In 2012, sub-slab soil vapor samples were collected from the former dry cleaner building (3805 Dewey Avenue) on-site. The sub-slab results showed 20,000 ug/m³ and 130 ug/m³ of PCE and TCE, respectively. Based on the concentration in the sub-slab, mitigation was recommended at the on-site former dry cleaner. In 2019, SVI sampling was completed at the third on-site building (22 Sutorius Drive). Based on this sampling, no further action was needed.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

People are not drinking site related contaminants in the groundwater since the area is served by a public water supply not affected by this contamination. Volatile organic compounds in the 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 exists for the inhalation of site contaminants due to soil vapor intrusion at the onsite building. Additional investigations are needed to determine the potential for soil vapor intrusion into structures near the site in the event that access is granted.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for,

soil vapor intrusion into buildings at a site.

SECTION 7: SUMMARY OF SELECTED REMEDY

1. Green remediation principles and techniques will be implemented to the extent feasible in the site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials; and
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste.

2. Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for commercial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- requires compliance with the Department approved Site Management Plan.

3. A Site Management Plan is required, which includes the following:

a) an Institutional and engineering Control Plan that identifies all use restrictions for the site and details the steps and media-specific requirements necessary to ensure the following institutional controls remain in place and effective:

Institutional Controls:

The Environmental Easement discussed above.

Engineering Control:

The sub-slab depressurization system discussed above.

This plan includes, but may not be limited to:

- descriptions of the provisions of the environmental easement including groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any new buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should the owners of properties where sampling was previously declined request to have their properties sampled in the future, the NYSDEC, in consultation with

the NYSDOH, shall assess the need for soil vapor intrusion sampling and take appropriate action;

- a provision for further investigation and remediation should large scale redevelopment occur, if any of the existing structures are demolished or if the subsurface is otherwise made accessible. The nature and extent of contamination in areas where access was previously limited or unavailable will be immediately and thoroughly investigated pursuant to a plan approved by the Department. Based on the investigation results and the Department determination of the need for a remedy, a Remedial Action Work Plan (RAWP) will be developed for the final remedy for the site, including removal and/or treatment of any source areas to the extent feasible. Citizen Participation Plan (CPP) activities will continue through this process. Any necessary remediation will be completed prior to, or in association with, redevelopment. This includes soil beneath Building 3805;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b) Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- a schedule of monitoring and frequency of submittals to the Department; and
- monitoring for vapor intrusion for any new buildings developed on the site, as may be required by the Institutional and Engineering Control Plan described above.

c) an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:

- procedures for operating and maintaining the system; and
- compliance inspection of the system to ensure proper O&M as well as providing the data for any necessary reporting.

Exhibit A

Nature and Extent of Contamination

This section describes the findings of the Remedial Investigation for all environmental media that were evaluated. As described in Section 6.1, samples were collected from various environmental media to characterize the nature and extent of contamination.

For each medium for which contamination was identified, a table summarizes the findings of the investigation. The tables present the range of contamination found at the site in the media and compares the data with the applicable SCGs for the site. For comparison purposes, the SCGs are provided for each medium that allows for unrestricted use. For soil, if applicable, the Restricted Use SCGs identified in Section 4 and Section 6.1.1 are also presented.

Groundwater

Groundwater samples were collected from overburden monitoring wells. The samples were collected to assess groundwater conditions on and off-site. Historic ranges of concentrations are shown in the table below.

Table #1 - Groundwater

Detected Constituents	Concentration Range Detected (ppb) ^a	SCG ^b (ppb)	Frequency Exceeding SCG
VOCs			
Tetrachloroethene (PCE)	ND – 6.3	5	1/21
Trichloroethene (TCE)	ND – 8.8	5	2/21
cis-1,2-Dichloroethene	ND - 210	5	3/21
Benzene	ND - 890	1	4/21

a - ppb: parts per billion, which is equivalent to micrograms per liter, ug/L, in water.

b - SCG: Standard Criteria or Guidance - Ambient Water Quality Standards and Guidance Values (TOGs 1.1.1), 6 NYCRR Part 703, Surface water and Groundwater Quality Standards, and Part 5 of the New York State Sanitary Code (10 NYCRR Part 5).

The results indicate that contamination in shallow groundwater at the site historically marginally exceeded the SCGs for volatile organic compounds in the area immediately surrounding the former dry cleaning building. During the most recent groundwater sampling event conducted in January 2021 volatile organic compounds were not detected above their respective SCGs in three off-site wells and one on-site well.

Soil

Subsurface soil samples were collected at the site. Subsurface soil samples were collected from a depth of 2 - 34 feet to assess soil contamination impacts to groundwater. The results indicate that soils at the site exceed the unrestricted SCG only for Benzene.

Table #2 - Soil

Detected Constituents	Concentration Range Detected (ppm) ^a	Unrestricted SCG ^b (ppm)	Frequency Exceeding Unrestricted SCG	Restricted Use SCG ^c (ppm)	Frequency Exceeding Restricted SCG
VOCs					
Tetrachloroethene (PCE)	ND – 0.383	1.3	0/17	5.5	0/17
Trichloroethene (TCE)	ND – 0.129	0.47	0/17	1.0	0/17
cis-1,2-Dichloroethene	ND - 0.021	0.25	0/17	5.9	0/17
Benzene	ND - 0.140	0.06	1/17	2.9	0/17

a - ppm: parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;

b - SCG: Part 375-6.8(a), Unrestricted Soil Cleanup Objectives.

c - SCG: Part 375-6.8(b), Restricted Use Soil Cleanup Objectives for the Protection of Public Health for residential use, unless otherwise noted.

No site-related soil contamination of concern was identified during the RI. Therefore, no remedial alternatives need to be evaluated for soil.

Soil Vapor

In 2009, two soil vapor samples were collected on-site and two soil vapor samples were collected off-site. Soil vapor sampling conducted immediately outside the footprint of the former dry-cleaning building detected site contaminants at concentrations up to 880 ug/m³. Specifically, cis-1,2-DCE and PCE were detected in soil vapor samples collected near the south-side of the former dry-cleaning building at concentrations of 880 ug/m³ and 790 ug/m³, respectively. Two soil vapor samples were collected outside the footprint of the site. The sample to the west of the dry cleaners showed PCE at a concentration of 450 ug/m³ and TCE at a concentration of 300 ug/m³.

To determine whether actions are needed to address exposure related to soil vapor intrusion, sub-slab vapor, indoor air, and outdoor air samples were collected at the three on-site buildings and one off-site building. Soil vapor intrusion sampling was offered to two additional properties in 2018, but access was not granted. The maximum concentrations of PCE and TCE in sub-slab vapor samples were as follows: 56 micrograms per cubic meter (ug/m³) and 0.10 ug/m³, respectively. Similarly, PCE and TCE were found in indoor air samples at maximum levels of 0.28 ug/m³ and 0.067 ug/m³, respectively. The levels of PCE and TCE are below the DOH air guidelines for indoor air samples, 30 ug/m³ and 2 ug/m³, respectively. The concentrations of these VOCs in outdoor air samples were found to be consistent with background ranges.

In June 2012 a sub-slab vapor sample was collected at the former dry cleaner. The concentrations of PCE and TCE in sub-slab vapor samples were as follows: 20,000 ug/m³ and 130 ug/m³, respectively.

Based on the results of this sampling and of environmental sampling in the area, to address exposures related to soil vapor intrusion, a mitigation system was installed in one building, the former drycleaner. No actions were deemed warranted in the other two buildings or the one off-site building. The system was installed in January 2019.

Based on the concentration detected, and in comparison, with the NYSDOH Soil Vapor Intrusion Guidance, the soil vapor intrusion pathway identified during the RI was addressed by the IRM described above and documented in a Construction Completion Report, dated January 2019.

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

**Former Perfecto Dry Cleaners
State Superfund Project
Greece, Monroe County
Site No. 828155**

The Proposed Remedial Action Plan (PRAP) for the Former Perfecto Dry Cleaners site was prepared by the New York State Department of Environmental Conservation (the Department) in consultation with the New York State Department of Health (NYSDOH) and was issued to the document repositories on February 26, 2021. The PRAP outlined the remedial measure proposed for the contaminated groundwater and soil vapor at the Former Perfecto Dry Cleaners site.

The release of the PRAP was announced by sending a notice to the public contact list, informing the public of the opportunity to comment on the proposed remedy.

To limit the community spread of COVID-19, Governor Cuomo issued Executive Order 202.15 suspending in-person public meetings relating to proposed site remedies. The NYSDEC remains committed to providing the public with ample opportunity to provide input on proposed remedies in your community. The public was encouraged to provide comments in writing to the NYSDEC Project Manager, during the 30-day public comment period. No comments were received. The public comment period for the PRAP ended on March 29, 2021.

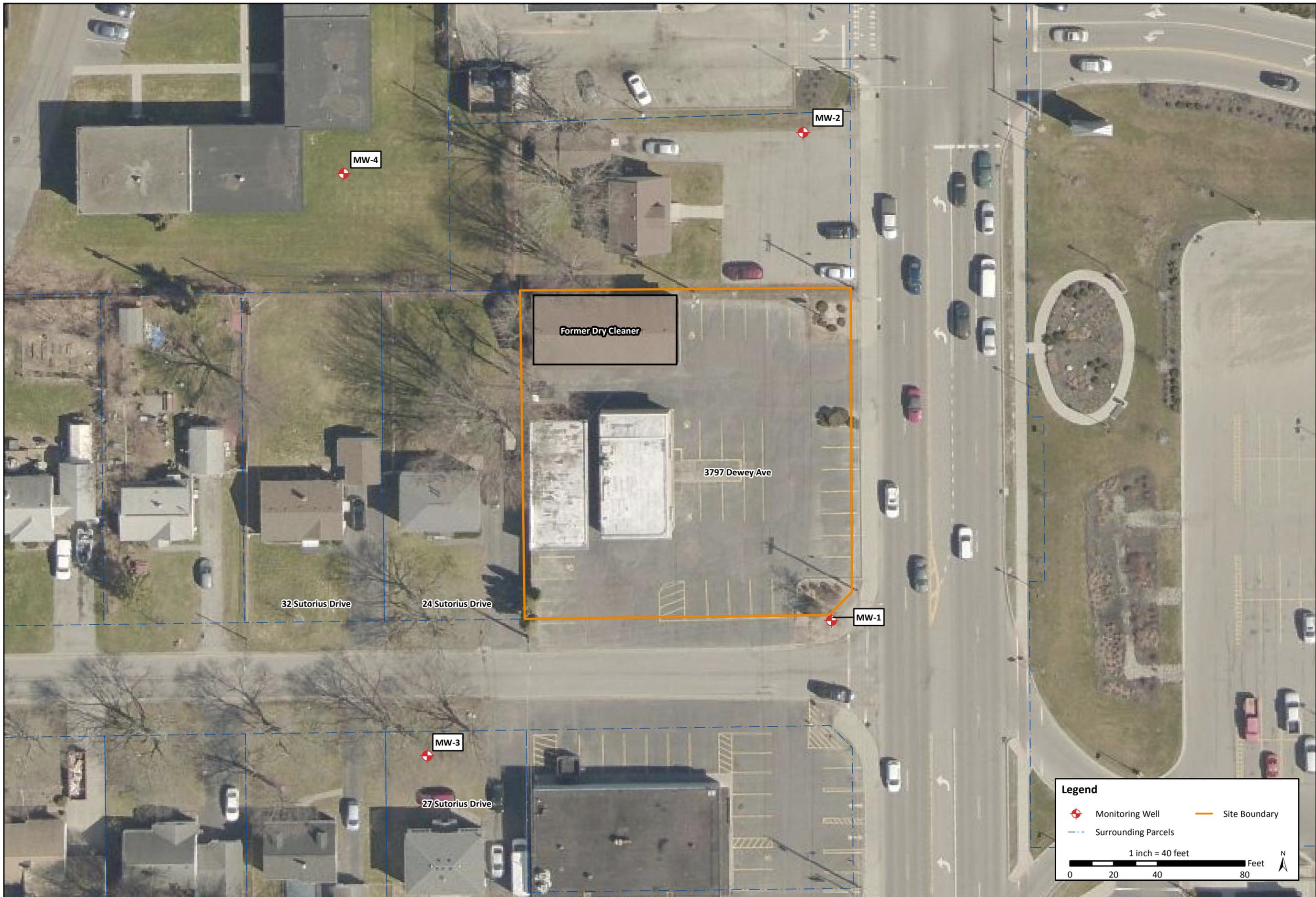
APPENDIX B

Administrative Record

Administrative Record

**Former Perfecto Dry Cleaners
State Superfund Project
Greece, Monroe County
Site No. 828155**

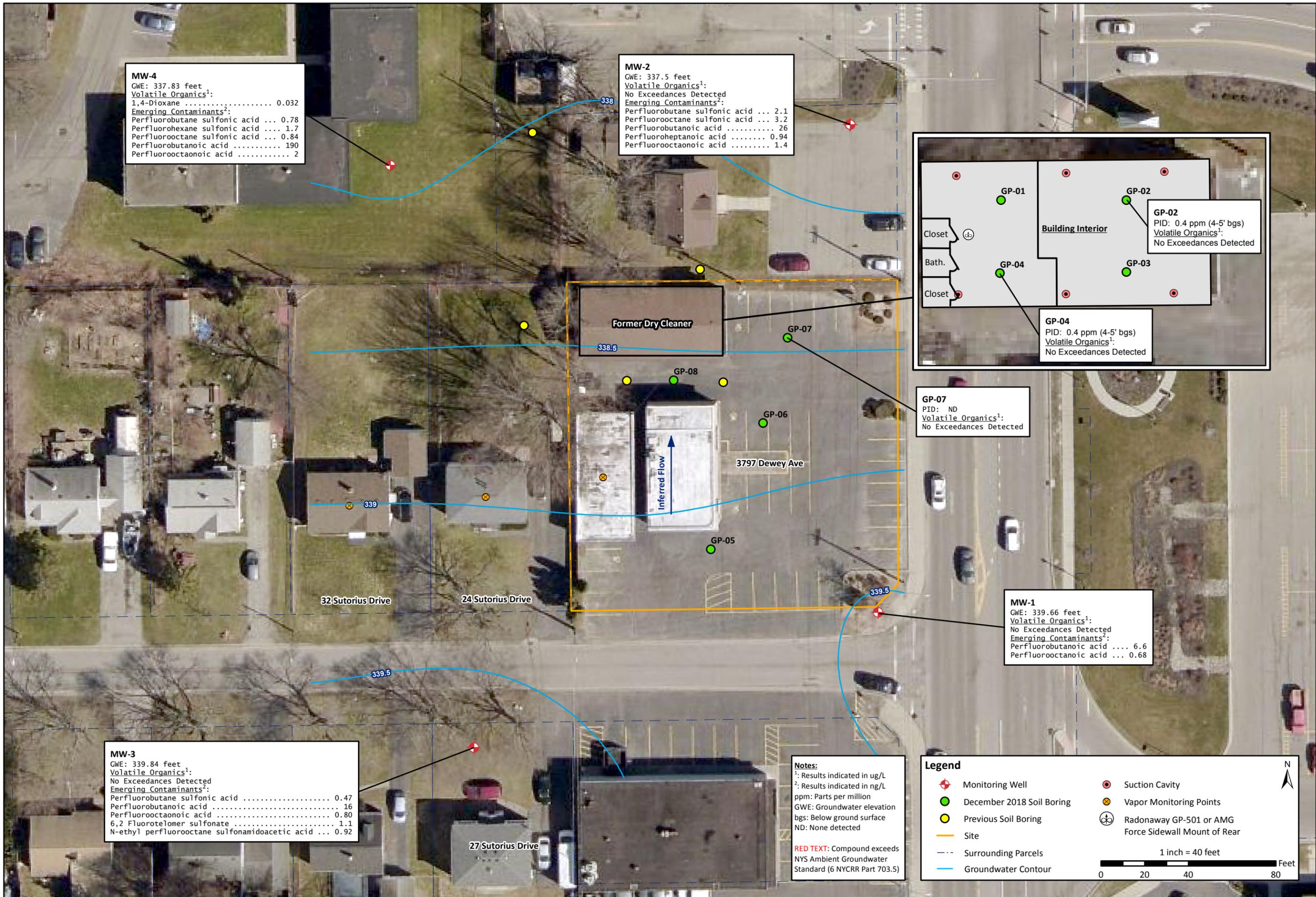
1. Proposed Remedial Action Plan for the Former Perfecto Dry Cleaners site, dated February 2021, prepared by the Department.
2. Order on Consent, Index No. RS-20170118-7, between the Department and G & B Brothers, LLC, executed on March 28, 2017.
3. Preliminary Site Assessment Report, dated January 2011, prepared by Shaw Environmental & Infrastructure Engineering of New York, P.C.
4. Supplemental Investigation Letter Report, August 2012, prepared by Shaw Environmental & Infrastructure Engineering of New York, P.C.
5. Remedial Investigation and Feasibility Study, January 2021, prepared by Lu Engineers.
6. Construction Completion Report, dated January 2019, prepared by Lu Engineers.



DATE: January 2021
 PROJECT NUMBER: 50363-01
 DRAWN/CHECKED: BGS/GLA
 DATA SOURCE:
 Pictometry

FIGURE 1. RI/FS SITE PLAN
 Former Perfecto Dry Cleaners Facility (NYSDEC #828155)
 3797 Dewey Avenue
 Greece, NY





DATE: January 2021
 PROJECT NUMBER: 50363-01
 DRAWN/CHECKED: BGS/GLA
 DATA SOURCE: Pictometry

FIGURE 2. RI/FS Subsurface Soil and Groundwater Analytical Results Former Perfecto Dry Cleaners Facility (NYSDEC #828155)
 3797 Dewey Avenue
 Greece, NY