



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report



DATE: 5/13/2014

Site Code:	849003	Site Name:	Sciorie's Dry Cleaners
City:	Watkins Glen	Town:	Dix
Region:	8	County:	Schuyler
Current Classification:	02	Proposed Classification:	04
Estimated Size (acres):	0.34	Disposal Area:	Structure
Significant Threat:	Previously	Site Type:	Dry Cleaner
Priority ranking Score:	150	Project Manager:	Matt Dunham

Summary of Approvals

Originator/Supervisor: Joseph White	01/15/2014
RHWRE: Bart Putzig:	02/28/2014
BEEI of NYSDOH:	04/16/2014
CO Bureau Director: Michael Cruden, Director, Remedial Bureau E:	04/16/2014
Assistant Division Director: Michael J. Ryan, P.E.:	04/21/2014

Basis for Classification Change

Hazardous waste disposal at this site was addressed by implementation of the remedy identified for the site by the Record of Decision. All construction of the components of the site-wide remedy was completed no later than 2008. The SSD systems as-builts confirms that the remedy has been constructed consistent with the requirements in the ROD. The as-builts are in edocs. Management of contamination remaining at the site, including any required monitoring, is and has been controlled pursuant to a Site Management Plan (SMP). A copy of the SMP is in edocs. Institutional controls were required to ensure the protectiveness of the site. The required control, in the form of an environmental easement is in place. A significant threat to public health and the environment no longer exists at the site. The site is properly remediated and requires site management, therefore, it qualifies for Class 4 status on the Registry of Inactive Hazardous Waste disposal sites. Additional off-site soil vapor intrusion sampling will continue as a component of site management activities.

Site Description - Last Review: 02/24/2014

Location: The Site is located at 129-135 East Fourth Street in the Village of Watkins Glen, Schuyler County.

Site Features: The property approximately 0.34 acres, is located in a commercial/residential area and consists of a paved and gravel parking lot, a small grassy yard, and a building that contains retail space and residential apartments.



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DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report



DATE: 5/13/2014

Site Code: 849003

Site Name: Sciorie's Dry Cleaners

Current Zoning/Use(s): Commercial/Downtown Shop and Apartments

Historical Use(s): A dry cleaner occupied this site from the early 1950's to the late 1970's

Site Geology and Hydrogeology: Site soil consists primarily of the Chenango gravelly loam. The water table beneath this site occurs at a depth of approximately 15' below ground surface (bgs). Groundwater flow is northward, toward Seneca Lake.

Contaminants of Concern (Including Materials Disposed)

Quantity Disposed

OU 01

TETRACHLOROETHYLENE (PCE)

0.00

Analytical Data Available for : Groundwater, Soil, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Groundwater, Soil Vapor

Site Environmental Assessment- Last Review: 02/24/2014

Based upon investigations conducted to date, the primary contaminant of concern for this site is tetrachloroethene (PCE). PCE was found in the on-site soil at concentrations well below the soil cleanup objective (SCO) for unrestricted use (1.3 ppm).

PCE was also found in groundwater at the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 120 ppb. PCE from the site has migrated off-site and all appropriate actions have been taken to address exposures related to soil vapor intrusion. Offsite monitoring of properties continues to address any uncertainty.

Site Health Assessment - Last Update: 02/19/2014

People are not drinking the contaminated groundwater at the site because the area is served by a public water supply that is not affected by site-related contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air between soil particles), 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. Sub-slab depressurization systems (systems that ventilate/remove the air beneath the building) have been installed in both on- and off-site buildings to address the potential for soil vapor intrusion to occur. The potential for soil vapor intrusion to occur in additional off-site buildings is continuing to be evaluated.

	Start		End	
OU 00				
Site Management	4/3/06	ACT	12/18/36	PLN
OU 01				
OGC Docket - Deed Restriction	8/17/12	ACT	10/3/12	ACT
OGC Docket - Environmental Easement	8/29/06	ACT	11/19/12	ACT
Reclass Pkg.	12/18/13	ACT	3/31/15	PLN
Remedial Investigation	5/7/03	TRM	5/7/03	TRM
Remedial Investigation	12/18/03	ACT	3/31/06	ACT



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
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Site Classification Report



DATE: 5/13/2014

Site Code: 849003

Site Name: Sciorie's Dry Cleaners

Site Characterization

3/14/01

ACT

3/27/02

ACT

Remedy Description and Cost

Remedy Description for Operable Unit 01

The elements of the remedy are as follows:

- (1.) A remedial design program was implemented to provide the details necessary for the operation, maintenance, and monitoring of the remedial program.
- (2.) Continued operation of the sub slab depressurization (SSD) systems in the on-site building and one off-site building. These systems were installed in December 2005. In February 2006, additional indoor air sampling of structures adjacent and down gradient of the site was performed and actions were recommended to address soil vapor intrusion. Additional off-site soil vapor intrusion sampling will continue as a component of site management activities. If data indicate actions are necessary to address soil vapor intrusion, SSD systems or other appropriate actions will be offered to those building owners as part of the remedy.
- (3.) Continue groundwater monitoring.
- (4.) A site management plan was developed to: evaluate the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; identify any use restrictions; and provide for the operation and maintenance of the components of the remedy.
- (5.) An environmental easement is in place that requires compliance with the approved site management plan; restricts the use of groundwater as a source of potable water, without necessary water quality treatment as determined by NYSDOH; and requires the property owner to complete and submit to the NYSDEC a periodic certification.
- (6.) The property owner will provide a periodic certification, prepared and submitted by a professional engineer or such other expert acceptable to the NYSDEC, until the NYSDEC notifies the property owner in writing that this certification is no longer needed. This submittal will contain certification that the institutional controls and engineering controls, are still in place, allow the NYSDEC access to the site, and that nothing has occurred that will impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan.
- (7.) The operation of the sub slab depressurization systems will continue until the remedial objectives have been achieved.

Total Cost \$238,000



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
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Site Classification Report



DATE: 5/13/2014

Site Code: 849003

Site Name: Sciorie's Dry Cleaners

OU 00

Site Management Plan Approval: 04/03/2006

Status: ACT

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
5/13/2014

SITE DESCRIPTION

SITE NO. 849003

SITE NAME Sciorie's Dry Cleaners

SITE ADDRESS: 129 - 135 East 4th Street **ZIP CODE:** 14891-

CITY/TOWN: Watkins Glen

COUNTY: Schuyler

ALLOWABLE USE:

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan	YES
Monitoring Plan	
Operation and Maintenance (O&M) Plan	YES

Periodic Review Frequency: YES

Periodic Review Report Submittal Date:



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report



DATE: 5/13/2014

Site Code: 849003

Site Name: Sciorie's Dry Cleaners

Description of Institutional Control

129 - 135 EAST 4TH STREET

Environmental Easement

Block: 1

Lot: 36

Sublot:

Section: 65

Subsection: .54

S_B_L Image: 65.54-1-36

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Description of Engineering Control

129 - 135 EAST 4TH STREET

Environmental Easement - Institutional Control Instrument

Block: 1

Lot: 36

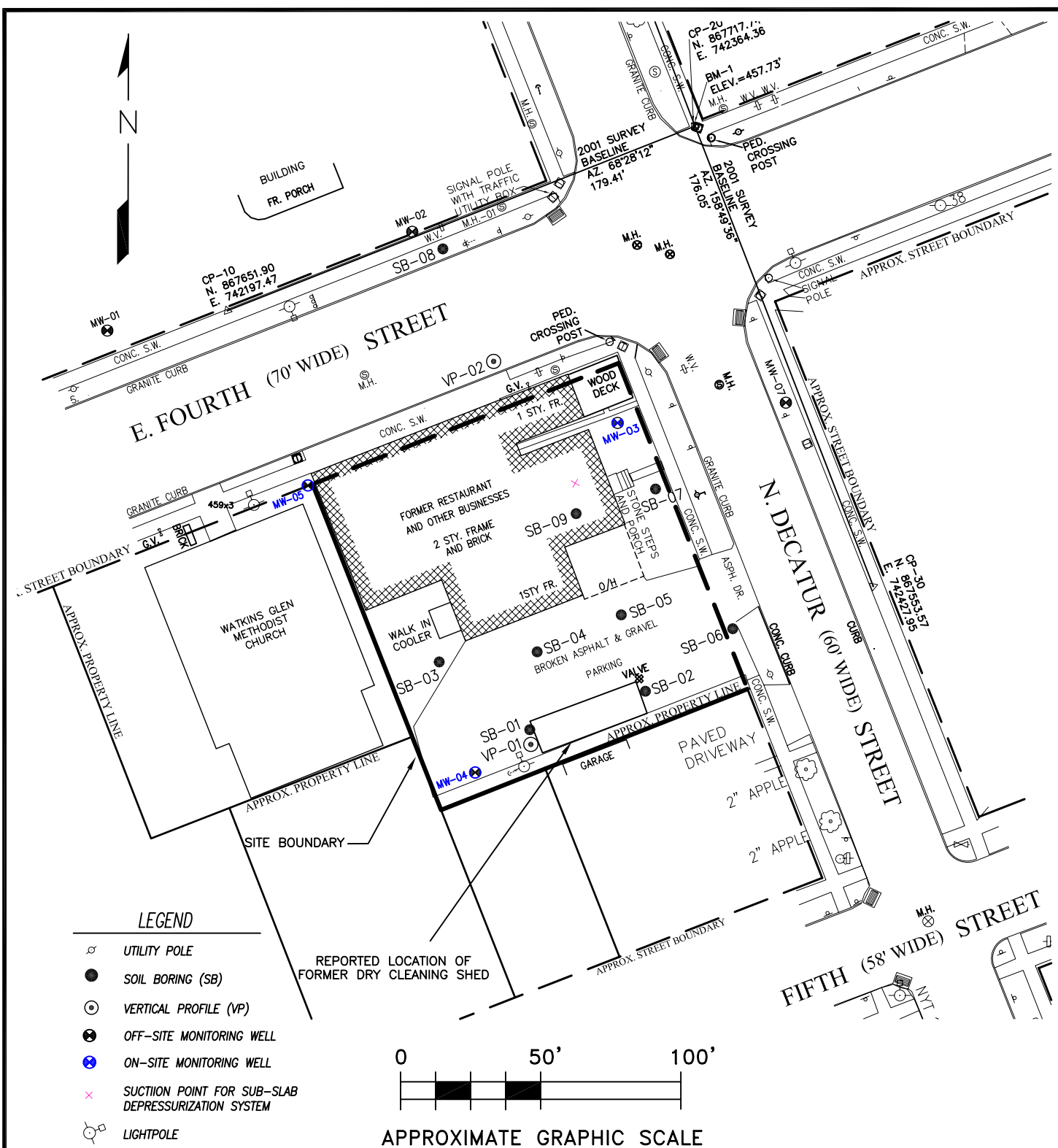
Sublot:


Section: 65

Subsection: .54

S_B_L Image: 65.54-1-36

Vapor Mitigation



TITLE			
SITE PLAN FORMER SCIORE'S DRY CLEANERS SITE WATKINS GLEN, NEW YORK			
PREPARED FOR			
NYSDEC			
 Environmental Resources Management ERM	SCALE	FIGURE	
	GRAPHIC	3-1	
DRAWN:	JOB NO.:	FILE NAME:	DATE
EMF	0013619	0013619-03-017	12/22/06

Source: Popli Consulting Engineers & Surveyors
Dwg No: TBHHAZ.



PUBLIC NOTICE

State Superfund Program

Receive Site Information by Email. See next page to Learn How.

Site Name: Sciorie's Dry Cleaners

May 13, 2014

Site No. 849003 **Tax Map No.** 65.54-1-36

Site Location: 129 - 135 East 4th Street, Village of Watkins Glen, Town of Dix, Schuyler County 14891

Inactive Hazardous Waste Disposal Site Classification Notice

The Inactive Hazardous Waste Disposal Site Program (the State Superfund Program) is the State's program for identifying, investigating, and cleaning up sites where the disposal of hazardous waste may present a threat to public health and/or the environment. The New York State Department of Environmental Conservation (DEC) maintains a list of these sites in the Registry of Inactive Hazardous Waste Disposal Sites (the "Registry"). The site identified above, and located on a map on the reverse side of this page, was recently reclassified on the Registry as a Class 4 site as it no longer presents a significant threat to public health and/or the environment for the following reason(s):

Following the implementation of the site remedy (i.e., groundwater monitoring and soil vapor intrusion abatement), there is residual contamination remaining in groundwater and soil vapor. Human exposures to this residual contamination are being addressed as follows:

- Groundwater: Use of groundwater underlying the site is prohibited without necessary water quality treatment.
- Soil Vapor: The sub-slab depressurization systems that are addressing exposures related to soil vapor intrusion in on- and off-site buildings will continue to be operated and monitored. Additional off-site soil vapor intrusion sampling will continue as a component of site management activities. If necessary, additional appropriate actions will be implemented to address exposures in these off-site buildings.

A significant threat to public health and the environment no longer exists at the site. The site is properly remediated and requires site management; therefore, it qualifies for Class 4 status on the Registry of Inactive Hazardous Waste Disposal Sites.

If you own property adjacent to this site and are renting or leasing your property to someone else, please share this information with them. If you no longer wish to be on the contact list for this site or otherwise need to correct our records, please contact the DEC's Project Manager listed below.

FOR MORE SITE INFORMATION

Additional information about this site can be found using the DEC's "Environmental Site Remediation Database Search" engine which is located on the internet at: www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3

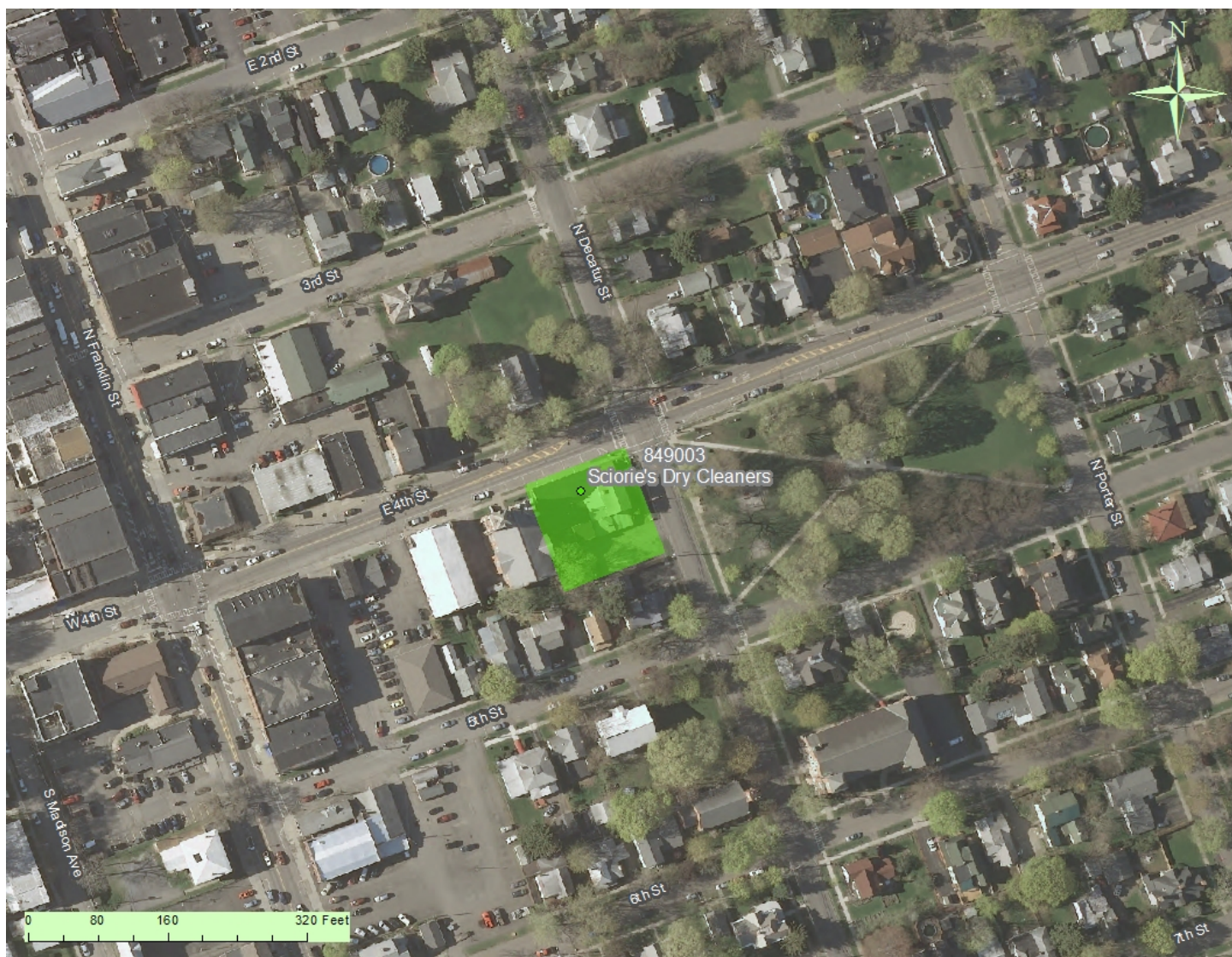
Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Joseph White, Project Manager
NYS Dept of Environmental Conservation
DER – Bureau E, Section C
625 Broadway, 12th Floor
Albany, NY 12233-7017
ajwhite@gw.dec.state.ny.us
518-402-9814

The DEC is sending you this notice in accordance with Environmental Conservation Law Article 27, Title 13 and its companion regulation (6 NYCRR 375-2.7(b)(6)(ii)) which requires the DEC to notify all parties on the contact list for this site of this recent action.

Approximate Site Location
Sciorie's Dry Cleaners
Site ID 849003
129 - 135 East 4th Street
Village of Watkins Glen, Town of Dix
Schuyler County



Receive Site Updates by Email

Have site information such as this public notice sent right to your email inbox. DEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: 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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you received this notice by way of a county email listserv.

Electronic copies:

R. Schick, Director, Division of Environmental Remediation
A. English, Director, Bureau of Technical Support
K. Lewandowski, Chief, Site Control Section
M. Cruden, Director, Remedial Bureau E
B. Putzig, RHWRE, Region 8
S. Sheeley, Regional Permit Administrator, Region 8
L. Vera, Regional CPS, Region 8
K. Anders, NYSDOH
J. Deming, NYSDOH Regional Chief and Project Manager
L. Ennist, DER, Bureau of Program Management
J. White, Section Chief, Bureau E – Section C
J. Haugh, Project Manager
B. Anderson, Site Control Section

Gerald Tobey, Owner 81 Salt Point Road Watkins Glen, NY 14871	Current Occupant 129 Fourth Street Watkins Glen, NY 14891	Current Occupant or John T. Ribaudo 122-124 Fifth Street Watkins Glen, NY 14891
Carl Isley or Current Occupant 126 Fifth Street Watkins Glen, NY 14891	Donald D. Horein or Current Occupant 128 Fifth Street Watkins Glen, NY 14891	Current Occupant 134 Fourth Street Watkins Glen, NY 14891
Current Occupant 127 East Fourth Street Watkins Glen, NY 14891	Keith J. Kissel or Current Occupant 200 East Fourth Street Watkins Glen, NY 14891	Christopher A. Franzese 207 Tenth Street Watkins Glen, NY 14891
Dennis A. Fagan, Chairman Schuyler County Legislature 105 Ninth St., Unit 6 Watkins Glen, NY 14891	Kristin E. VanHorn, Planning Director Schuyler County 105 Ninth St., Unit 39 Watkins Glen, NY 14891	Mark Swinnerton, Mayor Village of Watkins Glen 303 N. Franklin St. Watkins Glen, NY 14891
Mark Specchio, Superintendent of Utilities Village of Watkins Glen 303 N. Franklin St. Watkins Glen, NY 14891	Timothy O'Hearn, County Administrator 105 Ninth St., Unit 37 Watkins Glen, NY 14891	Phil Barnes, Planning Board Chair Town of Dix 304 7th Street Watkins Glen, NY 14891
Harold Russell, Supervisor Town of Dix 304 7th Street Watkins Glen, NY 14891	Marcia Kasprzyk, RN Schuyler County Public Health Dept. 106 S. Perry St., Suite 4 Watkins Glen, NY 14891	Current Occupant Gates Comm. Chapel-Rochester 5275 State Route 14 Lakemont, NY 14857

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, NY 12233-7020
Phone: (518) 402-9543 • Fax: (518) 402-9547
Website: www.dec.ny.gov



April 23, 2014

Mr. Gerald Tobey
81 Salt Point Road
Watkins Glen, NY 14891

Dear Mr. Tobey:

As mandated by Section 27-1305 of the Environmental Conservation Law (ECL), the New York State Department of Environmental Conservation (Department) must maintain a Registry of all inactive disposal sites suspected or known to contain hazardous waste. The ECL also mandates that this Department notify the owner of all or any part of each site or area included in the Registry of Inactive Hazardous Waste Disposal Sites as to changes in site classification.

Our records indicate that you are the owner or part owner of the site listed below. Therefore, this letter constitutes notification of change in the classification of such site in the Registry of Inactive Hazardous Waste Disposal Sites in New York State. The effective date of the classification change shall be 20 days from the date of this letter.

DEC Site No.: 849003

Site Name: Sciorie's Dry Cleaners

Site Address: 129 - 135 East 4th Street, Watkins Glen, Town of Dix, Schuyler
County

Classification change: Class 2 to Class 4

The reason for the change is as follows:

Following the implementation of the site remedy (i.e., groundwater monitoring and soil vapor intrusion abatement), there is residual contamination remaining in groundwater and soil vapor. Human exposures to this residual contamination are being addressed as follows:

- Groundwater: Use of groundwater underlying the site is prohibited without necessary water quality treatment.
- Soil Vapor: The sub-slab depressurization systems that are addressing exposures related to soil vapor intrusion in on- and off-site buildings will continue to be operated and monitored. Additional off-site soil vapor intrusion sampling will continue as a component of site management activities. If necessary, additional appropriate actions will be implemented to address exposures in these off-site buildings.

A significant threat to public health and the environment no longer exists at the site. The site is properly remediated and requires site management; therefore, it qualifies for Class 4 status on the Registry of Inactive Hazardous Waste disposal sites.

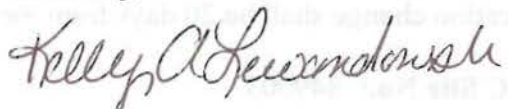
Enclosed is a copy of the Department's Inactive Hazardous Waste Disposal Site Report form as it will appear in the Registry. An explanation of the site classifications is available at <http://www.dec.ny.gov/chemical/8663.html>. The Law allows the owner and/or operator of a site listed in the Registry to petition the Commissioner of the New York State Department of Environmental Conservation for deletion of such site, modification of site classification, or modification of any information regarding such site, by submitting a written statement setting forth the grounds of the petition.

Such petition may be addressed to:

Honorable Joseph J. Martens
Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1010

For additional information, please contact Matt Dunham, the project manager at 518-402-9814.

Sincerely,



Kelly A. Lewandowski, P.E.
Chief
Site Control Section

KAL/BA/sls
Enclosure

ec: R. Schick
L. Zeppetelli
A. English
K. Lewandowski
M. Dunham, Project Manager



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Inactive Hazardous Waste Disposal Report**



Site Code	849003				
Site Name	Sciorie's Dry Cleaners	Address	129 - 135 East 4th Street		
Classification	04	City	Watkins Glen	Zip	14891-
Region	8	County	Schuyler	Town	Dix
Latitude	42 degrees, 22 minutes, 51.33 seconds			Estimated Size	0.3400
Longitude	-76 degrees, 52 minutes, 18.28 seconds				
Site Type	Dry Cleaner	Disposal Area	Structure		

Site Description

Location: The Site is located at 129-135 East Fourth Street in the Village of Watkins Glen, Schuyler County.

Site Features: The property approximately 0.34 acres, is located in a commercial/residential area and consists of a paved and gravel parking lot, a small grassy yard, and a building that contains retail space and residential apartments.

Current Zoning/Use(s): Commercial/Donut Shop and Apartments

Past Use of the Site: A dry cleaner occupied this site from the early 1950's to the late 1970's

Site Geology and Hydrogeology: Site soil consists primarily of the Chenango gravelly loam. The water table beneath this site occurs at a depth of approximately 15' below ground surface (bgs). Groundwater flow is northward, toward Seneca Lake.

Contaminants of Concern (Including Materials Disposed)	Quantity
OU 01	
TETRACHLOROETHYLENE (PCE)	0.00
Analytical Data Available for :	Groundwater, Soil, Soil Vapor, Indoor Air
Applicable Standards Exceeded for:	Groundwater, Soil Vapor

Site Environmental Assessment

Based upon investigations conducted to date, the primary contaminant of concern for this site is tetrachloroethene (PCE). PCE was found in the on-site soil at concentrations well below the soil cleanup objective (SCO) for unrestricted use (1.3 ppm).

PCE was also found in groundwater at the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 120 ppb. PCE from the site has migrated off-site and all appropriate actions have been taken to address exposures related to soil vapor intrusion. Off-site monitoring of properties continues to address any uncertainty.

Site Health Assessment

People are not drinking the contaminated groundwater at the site because the area is served by a public water supply that is not affected by site-related contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air between soil particles), 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. Sub-slab depressurization systems (systems that ventilate/remove the air beneath the building) have been installed in both on- and off-site buildings to address the potential for soil vapor intrusion to occur. The potential for soil vapor intrusion to occur in additional off-site buildings is continuing to be evaluated.

4/23/2014

Owners

Operators

Current Owner(s)

Gerald Tobey

81 Salt Point Road

Watkins Glen

NY 14891

NEW YORK
state department of
HEALTH

Nirav R. Shah, M.D., M.P.H.
Commissioner

Sue Kelly
Executive Deputy Commissioner

April 16, 2014

Mr. Michael Cruden
Division of Environmental Remediation
NYS Dept. of Environmental Conservation
625 Broadway
Albany, NY 12233

Re: **Reclassification Package**
Sciorie's Dry Cleaners
Site #849003
Watkins Glen (V), Schuyler County

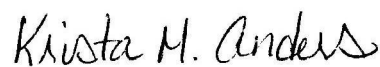
Dear Mr. Cruden:

At your Department's request, we have reviewed the proposal to reclassify the referenced site from Class 2 to Class 4 on the NYSDEC's Registry of Inactive Hazardous Waste Disposal Sites. Specifically, we have reviewed the proposal to determine whether this reclassification is protective of public health. I understand that following the implementation of the site remedy (i.e., groundwater monitoring and soil vapor intrusion abatement), there is residual contamination remaining in groundwater and soil vapor. Human exposures to this residual contamination are being addressed as follows.

- Groundwater: Use of groundwater underlying the site is prohibited without necessary water quality treatment.
- Soil Vapor: The sub-slab depressurization systems that are addressing exposures related to soil vapor intrusion in on- and off-site buildings will continue to be operated and monitored. Air sampling of off-site buildings will resume in order to complete the site's soil vapor intrusion evaluation. If necessary, additional appropriate actions will be implemented to address exposures in these off-site buildings.

Based on the available information, I concur with the reclassification of the site to Class 4 (requires continued site management) on the Registry. If you have any questions, please call Mr. Justin Deming or me at (518) 402-7860.

Sincerely,



Krista M. Anders, Director
Bureau of Environmental Exposure Investigation

ec: A. Salame-Alfie, Ph.D.
J. Deming / M. Sergott / e-File
R. Van Houten – NYSDOH WRO
T. Klaseus – NYSDOH HDO
M. Ryan / K. Lewandowski / J. White / M. Dunham – NYSDEC Central Office
B. Putzig – NYSDEC Region 8

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