



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

American Two Cleaners
43-45 Lafayette Avenue
Suffern, NY 10901

SITE No. C344085
NYSDEC REGION 3

October 2022

Where to Find Information:

DECinfo Locator – Web Application
<https://www.dec.ny.gov/data/DecDocs/C344085/>

Suffern Village Free Library
210 Lafayette Ave
Suffern, NY 10901
(845) 357-1237

Who to Contact:

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

Project-Related Questions
Emily Barry, Project Manager
NYSDEC
21 S Putt Corners Road
New Paltz, NY 12561
(845) 633-5457
emily.barry@dec.ny.gov

Project-Related Health Questions
Jonathan Robinson
NYSDOH
Empire State Plaza Corning Tower,
Room 1787
Albany, NY 12237
(518) 402-7860
jonathan.robinson@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the American Two Cleaners site ("site") located at 43-45 Lafayette Avenue, Village of Suffern, Town of Ramapo, Rockland County. Please see the map for the site location.

Remedial Investigation Report: The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by Red's Crib LLC ("applicant").

- Access the RIR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C344085/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Remedial Investigation Report: The primary contaminants of concern at the site are chlorinated volatile organic compounds (CVOCs) found in sub-slab soil vapor and indoor air at elevated levels. These contaminants are likely the result of former dry-cleaning operations at the site. Groundwater beneath the site is not impacted. Limited, low-level detections of metals in soil were found as follows: nickel in one sample slightly over the unrestricted use soil cleanup objective (USCO); lead and zinc in another sample both well below the residential use SCOs, and in the case of zinc, also slightly over the USCO.

Next Steps: NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). The applicant(s) may then develop a cleanup plan, called a "Remedial Action Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is an approximately rectangular parcel 0.09-acres in size and is bordered on the north by Lafayette Avenue and on the east by Chestnut Street. It is currently developed with a one-story concrete block structure divided into two suites. The building has two tenant spaces: 43 Lafayette Avenue is vacant and formerly occupied by American Two Cleaners (ATC); 45 Lafayette Avenue is currently occupied by a wellness program tenant. ATC conducted dry-cleaning operations for at least six years prior to leaving the site. Continued commercial applications is the proposed use for this site.

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Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C344085) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

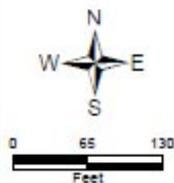
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location



Site Location Map

American Two Cleaners
Village of Suffern, Town of Ramapo
Rockland County, Site No. C344085



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Contact: Emily Barry, 845-633-5757, emily.barry@dec.ny.gov