



FACT SHEET

Brownfield Cleanup Program

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**Flamingo Cleaners
Site No. C360078
New Rochelle, NY**

February 2012

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (“NYSDEC”) to address contamination related to Flamingo Cleaners (“site”) located at 149 North Avenue in New Rochelle, Westchester County, New York. See map for site location.

The Proposed Remedy

The remedy proposed for the site includes the removal of impacted soil and the injection of chemical oxidants into the subsurface to significantly reduce contaminants in groundwater to acceptable levels. Following these remedial activities, all concentrations of contaminants in soil, air, and groundwater will be reduced to conform to the appropriate environmental standards. Dorson Environmental Management, Inc. has developed the proposed remedy after performing a detailed investigation of the site under the NYSDEC’s Brownfield Cleanup Program.

The proposed remedy is described in a draft cleanup plan called a “Remedial Action Work Plan”. The document is available for review at the repositories identified below under “Where to Find Information”.

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 45 days, from February 10, 2012 through March 26, 2012.

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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.ny.gov/chemical/8450.html

Please submit written comments to:

Ms. Kiera Becker
Division of Environmental Remediation
Remedial Bureau C, 11th Floor
625 Broadway
Albany, NY 12233-7014
kabecker@gw.dec.state.ny.us

Summary of the Proposed Remedy

The draft Remedial Action Work Plan has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy

Testing has identified tetrachlorethylene and its degradation products as the primary contaminants of concern. These liquids are commonly used in the dry cleaning industry. In order to conform to state regulatory standards and to protect human health and the environment, the proposed remedy has several objectives:

- Removal of contaminated soil
- Injection of chemical oxidants to reduce residual contaminants in soil and groundwater

Removal of contaminated source area soil will significantly decrease contaminant concentrations in soil as well as help improve groundwater and air quality as the source of the contaminant material is removed. The removal of contaminated soil and the injection of chemicals to groundwater, commonly known as in-situ treatment, will work to eliminate contaminants and also improve the quality of groundwater and any residual, inaccessible soil at the site. Contaminated soil will be contained within a hose as it is transported from the excavation and deposited into an enclosed truck for proper disposal at a waste facility. Constant monitoring of soil during excavation will include the use of photo-ionization detectors, commonly used in determining contaminant concentrations. The direct outcome of the proposed remedy will result in the following:

- Prevent ingestion of any impacted soil and groundwater
- Prevent direct contact with all impacted soil and groundwater
- Prevent exposure and or inhalation of any contaminants originating from impacted soil and groundwater

After laboratory analysis confirms that contaminant concentrations in soil and groundwater meet applicable cleanup objectives, the basement slab will be replaced and finished with concrete.

The proposed remedy removes a significant portion of impacted soil without requiring the costly demolition and extensive excavation. It treats groundwater with in-situ treatment, through the oxidation of identified contaminants. It will repair the site and provides monitoring and maintenance of remedial activities and will satisfy the remedial action objectives while remaining economically feasible.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The New York State Department of Health (“NYSDOH”) must also concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Action Work Plan that describes the proposed remedy is revised as needed to describe the selected remedy, and will be made available to the public (see “Where to Find Information” below). The applicant then may design and perform the cleanup action to address the site contamination, with oversight from NYSDEC and NYSDOH. It is estimated that activities to clean up the site will take about five months.

NYSDEC will keep the public informed during the cleanup of the site.

Background

NYSDEC previously accepted a request from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for commercial purposes.

Flamingo Cleaners is located at 149 North Avenue in New Rochelle, New York within a multi-tenant building which spans the entire property of 149-155 North Avenue. Flamingo Cleaners operated in the southern most unit as a dry cleaning facility from 1958 until 2006. Also located in 149-155 North Avenue are a tavern, hair salon, and a former travel agency (vacant). Each unit has a separate basement. The entire building is approximately 6,000 square feet and is located on the corner, at the intersection of North Avenue and Clinton Place. The property is serviced by public water and public sewer.

Testing to date includes a Phase I Environmental Site Assessment and Phase II Environmental Site Assessment/Investigation that identified the presence of chemicals closely related to the dry cleaning industry. These industrial solvents are in excess of NYSDEC cleanup standards/guidelines for soil, groundwater and air samples collected at the site. These tests were used to determine the nature and extent of soil, groundwater, and vapor contamination at the site. These investigations utilized a variety of work including an engineering inspection, utility clearance, installation of soil borings, groundwater monitoring wells, sub slab vapor wells, and laboratory analysis of all collected samples.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location to help the public stay informed. These documents include the draft cleanup plan (Remedial Action Work Plan).

New Rochelle Public Library 1 Library Plaza New Rochelle, NY 10801 Phone: 914-632-7878 Library Director: Tom Geoffino	NYSDEC, Region 3 21 S. Putt Corners Rd New Paltz, NY 12561 Phone: 845-256-3154
Hours: Mon, Tue, Thur: 9am-8pm Wed: 10am-6pm Fri, Sat: 9am-5pm Sun: 1pm-5pm	Hours (Please call for appointment): Mon – Fri, 9am – 4:30pm

Who to Contact

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

Project Related Questions

Kiera Becker
Division of Environmental Remediation
Remedial Bureau C, 11th Floor
625 Broadway
Albany, NY 12233-7014
518-402-9662
kabecker@gw.dec.state.ny.us

Site-Related Health Questions

Anthony Perretta
New York State Department of Health
Flanigan Square, Room 300
547 River Street
Troy, NY 12180
518-402-7880
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

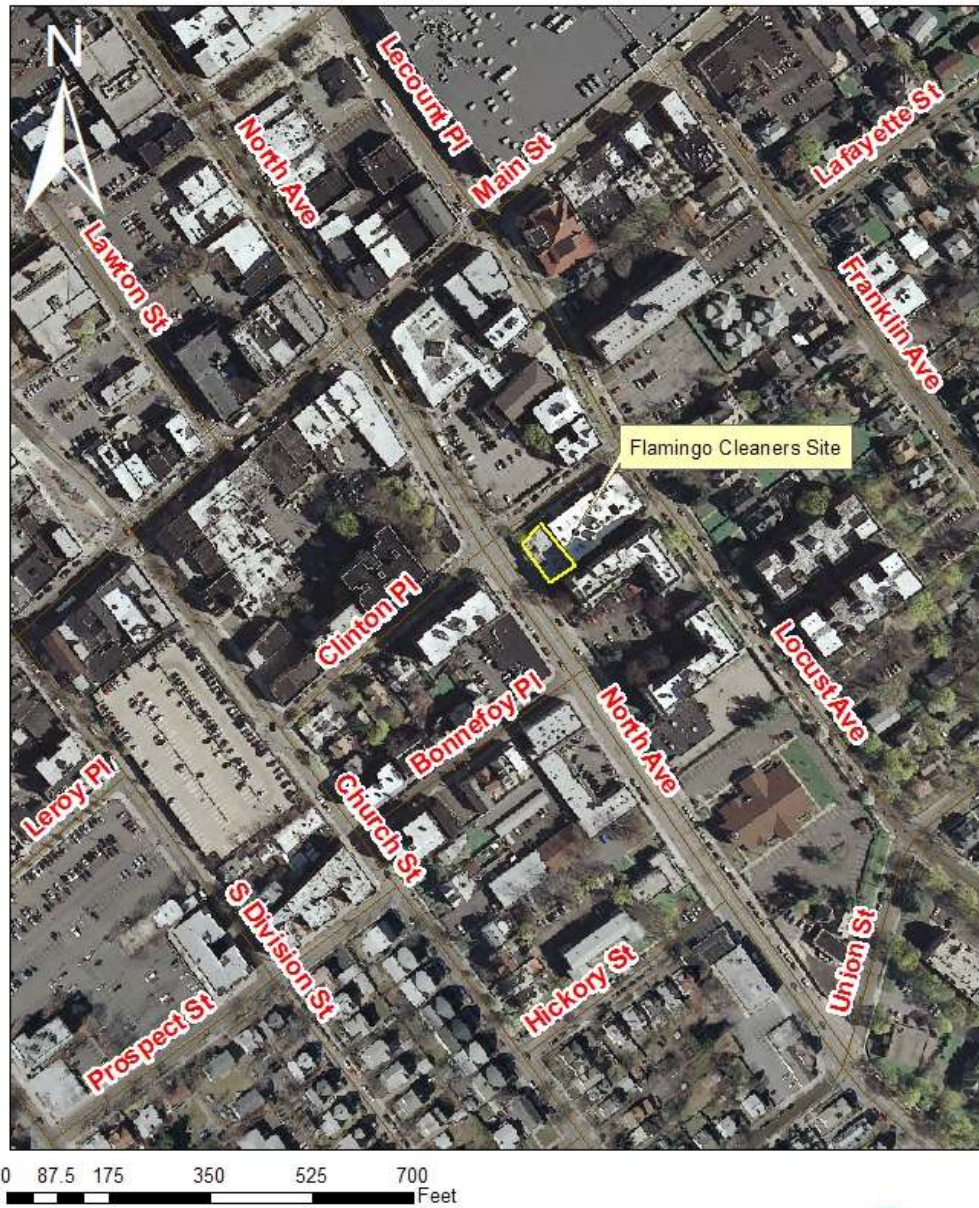
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites. County email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html. It's *quick*, it's *free*, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information and announcements for all contaminated sites in the county(ies) you select.

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

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



Site Location Map,
Flamingo Cleaners, New Rochelle
Westchester County, New York

