



FACT SHEET

Brownfield Cleanup Program

Flamingo Cleaners
Site No. C360078
New Rochelle, NY

August 2005

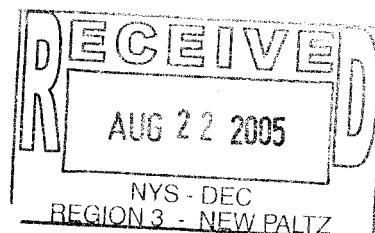
Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate Flamingo Cleaners located at 149 North Avenue in New Rochelle, Westchester County, NY. See map for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by JAMM North Avenue LLC & 149-155 North Corp. under New York's Brownfield Cleanup Program (BCP). NYSDEC previously accepted an application submitted by JAMM North Avenue Corp. & 149-155 North Corp. to participate in the BCP. The application proposes that the site will be used for commercial purposes.

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from **August 23, 2005** through **September 22, 2005**. The draft RI Work Plan is available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:
Janet Brown, PE, Project Manager
New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, NY 12561



Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment; and
- 4) provide information to support the development of a Remedial Work Plan to address the contamination.

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 and business.

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.state.ny.us/website/der/bcp

The investigation will be performed by JAMM North Avenue LLC & 149-155 North Corp. with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Testing has identified the presence of chlorinated volatile organic compounds (CVOCs) above NYSDEC cleanup standards/guidelines within soil, groundwater and air samples.

Proposed investigation activities include:

1. Installation of soil borings and collection & analysis of soil samples;
2. Installation of permanent groundwater monitoring wells and collection/analysis of groundwater samples and development of site-specific hydrogeological information, and;
3. Installation of permanent sub-slab vapor monitoring wells and collection & analysis of sub-slab vapor samples and indoor air samples.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repositories (see below). After the RI Work Plan is approved, JAMM North Avenue LLC & 149-155 North Corp. may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about 10-12 weeks. The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation. NYSDEC will keep the public informed during the investigation and remediation of Flamingo Cleaners.

Background

Flamingo Cleaners is located at the southern end of a single-story (with basements) rectangular multi-tenant commercial building. The footprint of the building along with the front sidewalk comprises the entire property that is approximately 6,000 square feet in area. The building is located at 149-155 North Avenue in a commercial area of New Rochelle, Westchester County, NY. A Site Location Map (USGS Topographic Quadrangle) is attached. The building contains 4 tenant spaces including 1) dry cleaners, 2) vacant (travel agency), 3) hair salon and, 4) tavern. Each space has a basement used for storage. The property is connected to municipal water and sewer services and reportedly has been since development. There are no known active potable water supply wells within 1-mile of the Property. The building was constructed circa 1942. A dry cleaner has been operating on-site since the 1950s.

Testing to date includes a Phase I Environmental Site Assessment and a Phase II Environmental Site Assessment/Investigation that has identified the presence of chlorinated volatile organic compounds (CVOCs) in excess of NYSDEC cleanup standards/guidelines within soil, groundwater and air samples collected at the Site.

JAMM North Avenue Corp. & 149-155 North Corp. (the Volunteers) submitted a Brownfield Cleanup Program application to NYSDEC on November 22, 2004. The BCP Application was subsequently approved by NYSDEC and a Brownfield Cleanup Program Agreement between NYSDEC and the Volunteer was executed by NYSDEC on April 25, 2005.

FOR MORE INFORMATION

Document Repositories

Local document repositories have been established at the following locations to help the public to review important project documents. These documents include the BCP Agreement, draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

New Rochelle Public Library
 1 Library Plaza
 New Rochelle, NY 10801
 Phone: 914-632-7878
 Librarian: Beth Mills
 Hours: Mon, Tu, Thu: 9AM-8PM
 Wed: 10 AM-6 PM
 Fri: 9AM-5PM
 Sat, Sun: closed summers; 1-5PM (mid Oct-March)

NYSDEC Region 3 Office
 21 South Putt Corners Road
 New Paltz, NY 12561
 Phone : (845) 256-3154
 Hours: M-F: 8:30AM-4:30 PM

Who to Contact

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

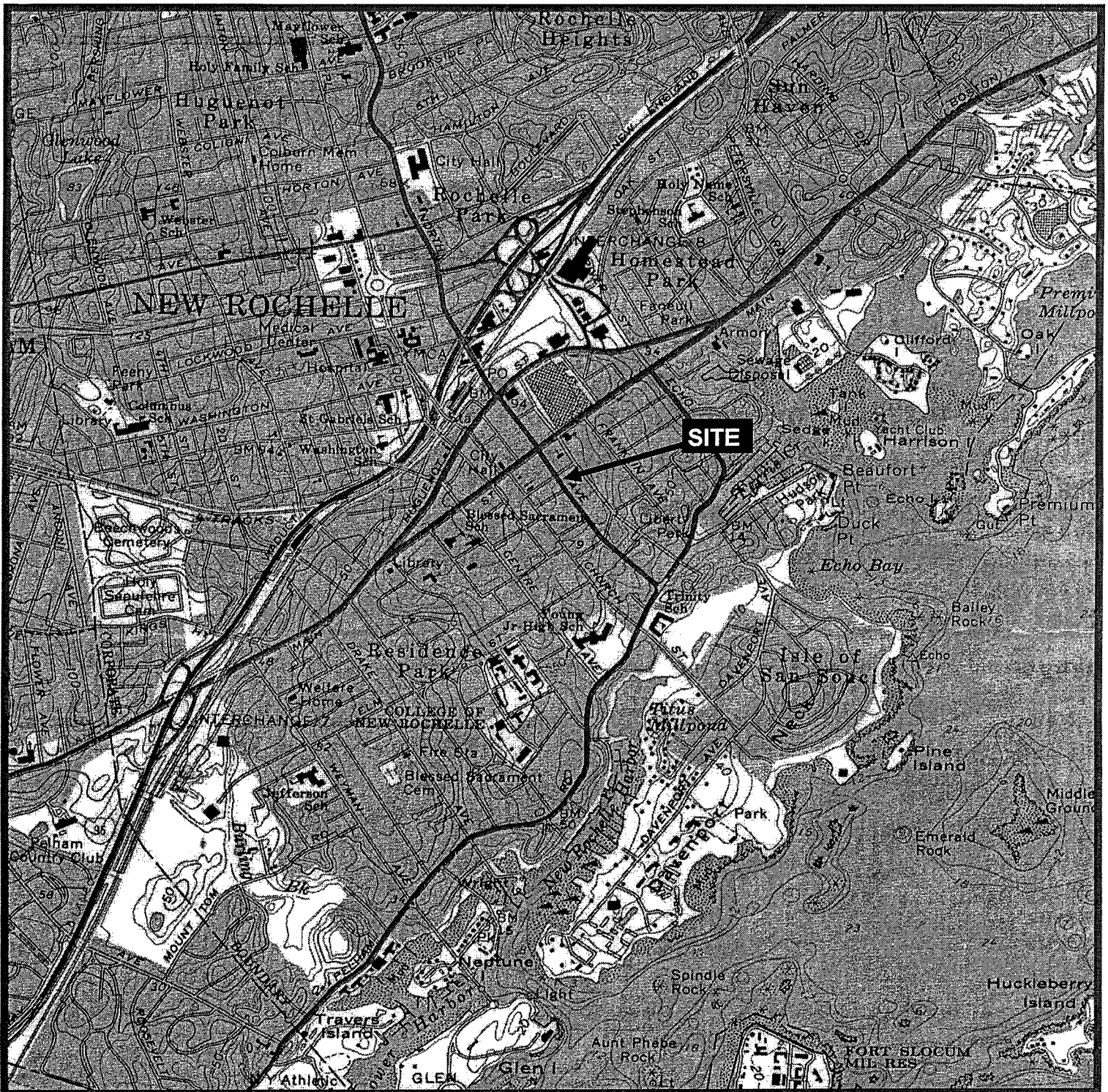
Project Related Questions

Janet Brown, PE, Project Manager
New York State Department of Environmental
Conservation
21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3826
jebrown@gw.dec.state.ny.us

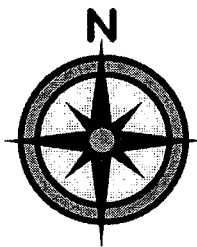
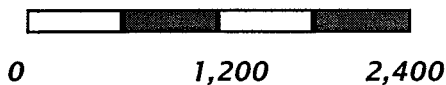
Health Related Questions

Bridget Callaghan
New York State Department of Health
Flanigan Square
547 River Street
Troy, NY 12180
(800) 458-1158, ext. 27850
beci@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.



APPROX. SCALE (ft.)



Adapted from USGS Mount Vernon Quadrangle Map
(1979 photorevision)



CA RICH CONSULTANTS, INC.
17 Dupont Street,
Plainview, NY 11803

TITLE:

SITE LOCATION MAP

DATE:

9/13/04

SCALE:

AS SHOWN

FIGURE:

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**FLAMINGO CLEANERS
149 North Avenue
New Rochelle, NY**

DRAWING:

DRAWN BY:

STM

APPR. BY:

RJI