



FACT SHEET

Brownfield Cleanup Program

Flamingo Cleaners
Site No. C360078
New Rochelle, NY

October 2010

REMEDIATION UPDATE

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has reviewed a report that recommends cleanup action at the Flamingo Cleaners Site (“site”), located at 149 North Avenue in New Rochelle, Westchester County, under New York’s Brownfield Cleanup Program. See attached Figure 1 for site location.

The report, called “Final Remedial Investigation (RI) Report,” dated July 2010 was submitted to NYSDEC by JAMM North Avenue LLC & 149-155 North Corp (volunteers). The report describes the results of the site investigation and recommends action to address contamination. The report was approved by NYSDEC in September 2010.

In addition, a second report called an “Interim Remedial Measures (IRM)” report was also submitted to NYSDEC by the volunteers for review. This report describes measures taken by the volunteers to prevent impacted soil vapor from entering the on-site building. The IRM report was approved by NYSDEC in December 2009.

Highlights of the RI Report and IRM

- 1) The remedial investigation (RI) included testing of soil, groundwater, soil vapor and indoor air quality
- 2) Testing indicated contamination in soil, groundwater, and soil vapor directly underlying the building, and indoor air quality impacts in the building basements were found.
- 3) An Interim Remedial Measure (IRM) was performed to address indoor air impacts at the site; this included the installation and ongoing operation of a sub slab depressurization (SSD) system.
- 4) Cleanup of on-site impacts is required.

Brownfield Cleanup Program: New York’s Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as Abrownfields® so that they can be reused and redeveloped. These uses may 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

Soil analysis beneath the basement of the former dry cleaner detected levels of dry-cleaning related solvents in excess of cleanup guidelines. The detections are generally limited to the small area beneath the basement that formerly contained a dry-cleaning machine. It is recommended that soils in area be removed to the extent practicable and properly disposed of off-site.

Groundwater analysis directly beneath and adjacent to the area of the former dry cleaning machine resulted in detections of dry-cleaning related solvents in excess of groundwater quality standards. It is recommended that the groundwater in this area be treated to remove these contaminants.

Sub-slab soil vapor analysis and *indoor air quality analysis* revealed levels of dry-cleaning related solvents in excess of State Health Department action levels. Based upon these results, in IRM was performed including the installation and on-going operation of an SSD system. The SSD system includes a roof-mounted fan and piping extending beneath the building slab to remove sub-slab vapors and prevent soil vapor from entering the basements. It is recommended that this system remain operational until on-site soil and groundwater remediation is complete and post-remedial testing shows that sub-slab vapor levels have been sufficiently reduced or eliminated.

Off-Site Investigation

In addition, an off-site RI was performed by NYSDEC to determine if identified on-site contaminants have migrated off-site. The off-site investigation included soil, groundwater, and soil gas sampling for the dry-cleaning related solvents identified in the on-site analyses. The off-site investigation revealed no off-site impacts.

Next Steps

The volunteer will develop a cleanup plan, called a “Remedial 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.

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 (See Figure 1). The building contains four tenant spaces including the former dry cleaner (now vacant), a vacant space (former travel agency), a beauty salon, and a 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 operated on-site from the 1950s until 2007.

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

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed:

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
21 S. Putt Corners Rd
New Paltz, NY 12561
Phone : (845) 256-3154
Hours: M-F: 9:00AM-4:30 PM
(Call for Appointment)

Who to Contact

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

Project Related Questions

Kiera Becker
New York State Department of
Environmental Conservation
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
547 River Street
Troy, NY 12180
(800) 458-1158 ext 27880
bee@health.state.ny.us

If you know someone who would like to be added to the site contact 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.)



0 1,200 2,400



Adapted from USGS Mount Vernon Quadrangle Map



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

TITLE:

SITE LOCATION MAP

DATE:
9/13/04

SCALE:
AS SHOWN

FIGURE: **1**

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

DRAWN BY:
STM

DRAWING:

ADD BY:
RJI