



FACT SHEET

Brownfield Cleanup Program

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Site Name: Flamingo Cleaners
DEC Site #: C360078
Site Address: 149 North Avenue
New Rochelle, NY 10801

May 2012

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to Flamingo Cleaners ("site") located at 149 North Avenue, New Rochelle, Westchester County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by JAMM North Avenue Realty, LLC. and 149-155 North Corp. and V&V Capital, Inc. ("applicants") with oversight provided by New York State Department of Environmental Conservation (NYSDEC).

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

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

1. Removal of a 20 feet by 30 feet section of concrete slab in the basement of the former dry cleaners and excavation of approximately 60 tons of contaminated soil underneath. All soils will be managed and disposed of properly off-site. Approximately 30,000 gallons of water will be removed from the excavation, treated, and sampled before discharge to the municipal sanitary sewer system.
2. In-situ chemical oxidation (ISCO) will be implemented to treat groundwater. ISCO is a technology used to treat chlorinated ethene compounds in the soil and the groundwater. The process injects a chemical oxidant into the subsurface via injection wells. The method of injection and depth of injection is determined by location of the contamination. As the chemical oxidant comes into contact with the contaminant, a reaction occurs that breaks down the contaminant into relatively benign compounds such as carbon dioxide and water. Several chemical oxidants are commercially available. Sodium Persulfate will be the chemical oxidant used at this site, activated by hydrogen peroxide.

3. A site cover will be required to allow for commercial use of the site. The cover system will consist of the current building which will remain in use on the site. The slab will be replaced and finished with concrete once excavation and fill activities are completed.

4. The continuing operation of the sub-slab depressurization system which is used to prevent contaminated vapors from infiltrating into the building from the soil gases beneath.

5. The development of a Site Management Plan (SMP) which includes both a monitoring plan and an institutional and engineering control plan for the site. Institutional Controls (ICs) are legally enforceable restrictions placed on a property to assure that the remedy remains effective and safe. Engineering controls (ECs) are physical methods by which a remedy's effectiveness is ensured to remain protective of human health and the environment.

The ICs at this site is the imposition of an environmental easement which restricts the use of the site to commercial and industrial uses, prohibits the use of groundwater, prohibits agriculture, and requires compliance with the SMP.

The ECs at this site are the site cover and the continuing use of a sub-slab depressurization system.

Next Steps

After completion of the cleanup activities by the applicants, the applicants will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicants.

The applicants would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicants:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list.

Background

Location: The Flamingo Cleaners site is located in New Rochelle at the southeastern corner of the intersection of Clinton Place and North Avenue.

Site Features: The site is a one-story commercial building with a full basement. The building is divided into four tenant spaces which include a bar/lounge, beauty salon, and two vacant spaces that previously housed a travel agency and a dry-cleaner.

Current Zoning/use(s): The site is zoned for commercial use. The surrounding land uses include

parking lots, commercial establishments, a residential apartment complex, a medical center, and a church.

Historical Uses: The existing building was constructed in 1941 and used for retail. Flamingo Cleaners began dry cleaning operations in 1958, and ran until 2005 when all dry-cleaning equipment was removed. Site contamination is a result of the former dry cleaner operations from improper management, disposal, and leaks of tetrachloroethylene (PCE).

Prior completed investigations include a Phase I Investigation in October of 2003 and a Phase II Investigation completed in March of 2004. The Volunteer entered into a Brownfield Cleanup Agreement in April 2005.

An off-site investigation was completed in December 2007. The groundwater plume was found to be isolated to immediately behind the building and little to no off-site impacts were noted in groundwater, soils, nor in soil vapor. The site and surrounding properties are provided with public drinking water.

A Decision Document was issued in March 2012 for a remedy involving source soil removal and in situ chemical oxidation treatment of groundwater.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360078>

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
Attn: Tom Geoffino
1 Library Plaza
New Rochelle, NY 10801
phone: 914-632-7878

NYSDEC Region 3
21 S. Putt Corners Rd
New Paltz, NY 12561
phone: 845-256-3154
Please call for appointment

Who to Contact

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

Project Related Questions

Kiera Becker
Department of Environmental Conservation
Division of Environmental Remediation
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:
<http://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 already have signed up and received this fact sheet electronically.

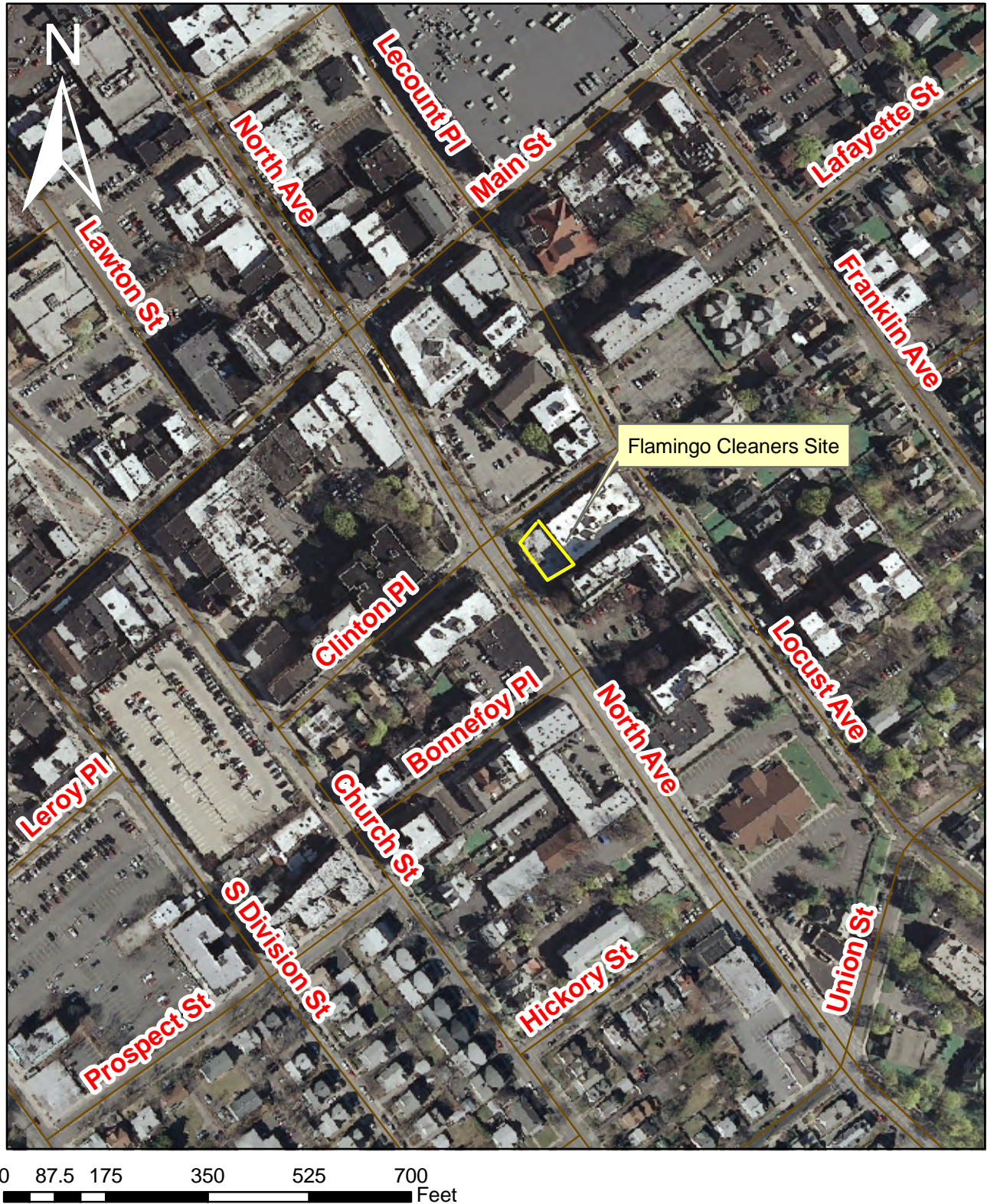


Figure 1: Site Location Map
Flamingo Cleaners, New Rochelle
Westchester County, New York

