

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Master Cleaners

2312 Western Avenue  
Guilderland, NY 12084

SITE No. C401072

NYSDEC REGION 4

July 2019

## Report Recommends Cleanup of Brownfield Site Contamination

**Where to Find Information:**  
*Project documents are available at these  
location(s) to help the public stay informed.*

**Guilderland Public Library**  
2228 Western Avenue  
Guilderland, NY 12084  
(518) 456-2400

**Who to Contact:**  
*Comments and questions are always  
welcome and should be directed as follows:*

**Project-Related Questions**  
Kyle Forster, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-8644  
[kyle.forster@dec.ny.gov](mailto:kyle.forster@dec.ny.gov)

**Project-Related Health Questions**  
Arunesh Ghosh  
NYSDOH  
Empire State Plaza – Corning Tower  
Albany, NY 12237  
(518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

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

The New York State Department of Environmental Conservation (DEC) is reviewing the Remedial Investigation Report for the Master Cleaners site ("site") located at 2312 Western Avenue, Guilderland, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

**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 Charles Bohl Incorporated ("Applicant").

Based on the findings of the investigation, DEC, in consultation with the New York State Department of Health (DOH), has determined that the site poses a significant threat to public health or the environment. Thus, remedial action is required.

**Highlights of the Remedial Investigation Report:** Volatile organic compounds (VOCs), primarily consisting of chlorinated solvents used in dry-cleaning operations, were found in subsurface soils and groundwater at concentrations above use-specific soil cleanup objectives and groundwater standards. Chlorinated solvents are present in soil and groundwater at depths up to 15 feet below grade. Groundwater is present at shallow depths ranging from 1 to 6 feet below grade depending on the season and location. There is a distinct confining clay layer at the site ranging from 11 to 15 feet below grade that appears to be limiting the vertical migration of contaminants.

**Next Steps:** DEC 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 will then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with DEC and DOH overseeing the work. DEC will present the draft cleanup plan to the public for its review and comment for 45 days. DEC will keep the public informed throughout the investigation and cleanup of the site.

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# BROWNFIELD CLEANUP PROGRAM

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**Site Description:** The site is located at 2312 Western Avenue in the Town of Guilderland, NY, across the street from the Guilderland Fire Department, and is identified as Tax Lot ID #40.17-2-12. The 0.43-acre site consists of a large abandoned building with gravel and dirt covering the eastern portion of the lot, much of which is overgrown with vegetation. The commercially-zoned site is bordered by wooded areas and vacant lots with unoccupied buildings to the east, west, and south. The nearest surface water body is the Hunger Kill, located approximately 600 feet southwest of the site. Master Cleaners operated the former dry-cleaning business from 1956 to 1996.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C401072) at:

<http://www.dec.ny.gov/cfm/external/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:

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

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*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.*

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### 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 at:

[www.dec.ny.gov/chemical/61092.html](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.

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

# BROWNFIELD CLEANUP PROGRAM



Department of  
Environmental  
Conservation

Master Cleaners  
BCP Site No. C401072  
2312 Western Avenue, Guilderland, NY