

(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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C401072/>

Guiderland Public Library

2228 Western Avenue
Guiderland, NY 12084
(518) 456-2400

Who to Contact

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

Project-Related Questions

Matthew Dunham
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Region 4
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matthew.dunham@dec.ny.gov

Project-Related Health Questions

Ryan Minzloff
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Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
518-408-5146
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

Master Cleaners

2312 & 2314 Western Avenue
Guiderland, Albany County

April 2025

SITE No. C401072

NYSDEC REGION 4

Additional Investigation to Begin at Brownfield Site

Guiderland Village LLC and Charles Bohl Incorporated ("applicants") will soon resume an environmental investigation study at the Master Cleaners site ("site") located at 2312 and 2314 Western Avenue, Guiderland, Albany County. Please see the map for the site location.

Investigation Work Plan: The investigation work plan, called a "Supplemental Remedial Investigation Work Plan (SRIWP)," was developed under New York's Brownfield Cleanup Program (BCP). NYSDEC and the New York State Department of Health (NYSDOH) will oversee the investigation.

- Access the SRIWP and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C401072/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Investigation: The investigation will define the nature and extent of contamination in soil, soil vapor, groundwater and any other parts of the environment that may be affected.

Past investigations in the area have determined that chlorinated solvent contamination exists at the site. Tetrachloroethene (PCE) and its byproducts are present in the site's subsurface. PCE is a contaminant often associated with dry cleaning operations.

Key components of the investigation work include:

- Installing and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern.

BROWNFIELD CLEANUP PROGRAM

Next Steps: When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed 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.

Site Description: This 3.43-acre site is located at 2312 and 2314 Western Avenue (NY Route 20) in the Town of Guilderland, Albany County. The northern portion of the site consists of an abandoned former dry-cleaner building, a storage barn, a vacant house, a vacant apartment building and the concrete slab/foundation of a former bus garage. The southern portion of the site is wooded with a storm water discharge and a small tributary along the eastern edge of the site which discharges to the Hunger Kill approximately 600 feet south of the site. 2312 Western Avenue was previously the location of Master Cleaners, a dry-cleaning company, which was estimated to be in operation from 1956 to 1996. 2314 Western Avenue was formerly used for automotive repair and a bus garage.

Redevelopment under the BCP is expected to be an apartment complex subject to local zoning.

Additional site details are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C401072) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/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:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

DECInfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

BROWNFIELD CLEANUP PROGRAM



Master Cleaners
BCP Site No. C401072
2312 & 2314 Western Avenue, Guilderland, Albany County



Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Matthew Dunham, 518-357-2396, matthew.dunham@dec.ny.gov