

FACT SHEET #1

Revonak Dry Cleaners Site (3-56-021), Route 299, Ne

wtz, Ulster County

April 1995

Environmental Study to Begin at Revonak Dry Cleaner Site (3-56-021) in New Paltz, Ulster County

An environmental study is beginning at the Revonak Dry Cleaners in the New Paltz Plaza. The study is focused on dry cleaning compounds that have been found in groundwater at the site. The study's initial goal is to find and measure these compounds in the groundwater and then determine whether they may pose a potential threat to human health or the environment. At present, there is no human exposure because the compounds are located underground, and groundwater is not being used near the site. Field work for the study will consist of well drilling and groundwater sampling. This fact sheet is designed to give an overview of the site and the upcoming work. Additional information is available from the Information Repository and site contacts listed on the back cover.

The environmental study, known as a *Focussed Remedial Investigation (FRI)* will be performed by New Paltz Plaza Associates, the current owners of the site. All work at the site will be reviewed by the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH). The study is expected to be complete by August 1995. The FRI results will be used to determine what type of cleanup work will be needed at the site. The cleanup, known as an *Interim Remedial Measure (IRM)*, will be approved by NYSDEC. All of the work for the FRI and IRM will be conducted by Groundwater Technology, a large national environmental consulting firm. This fact sheet was prepared by Groundwater Technology and approved by NYSDEC and New Paltz Plaza Associates.

Site Description

The Revonak Dry Cleaners Site occupies a portion of the New Paltz Plaza Shopping Center on Route 299 in the Town of

New Paltz, New York. Figure 1 shows a detail of the plaza. The dry cleaners is bordered by other businesses, parking lots, a drainage channel, and a wooded area.

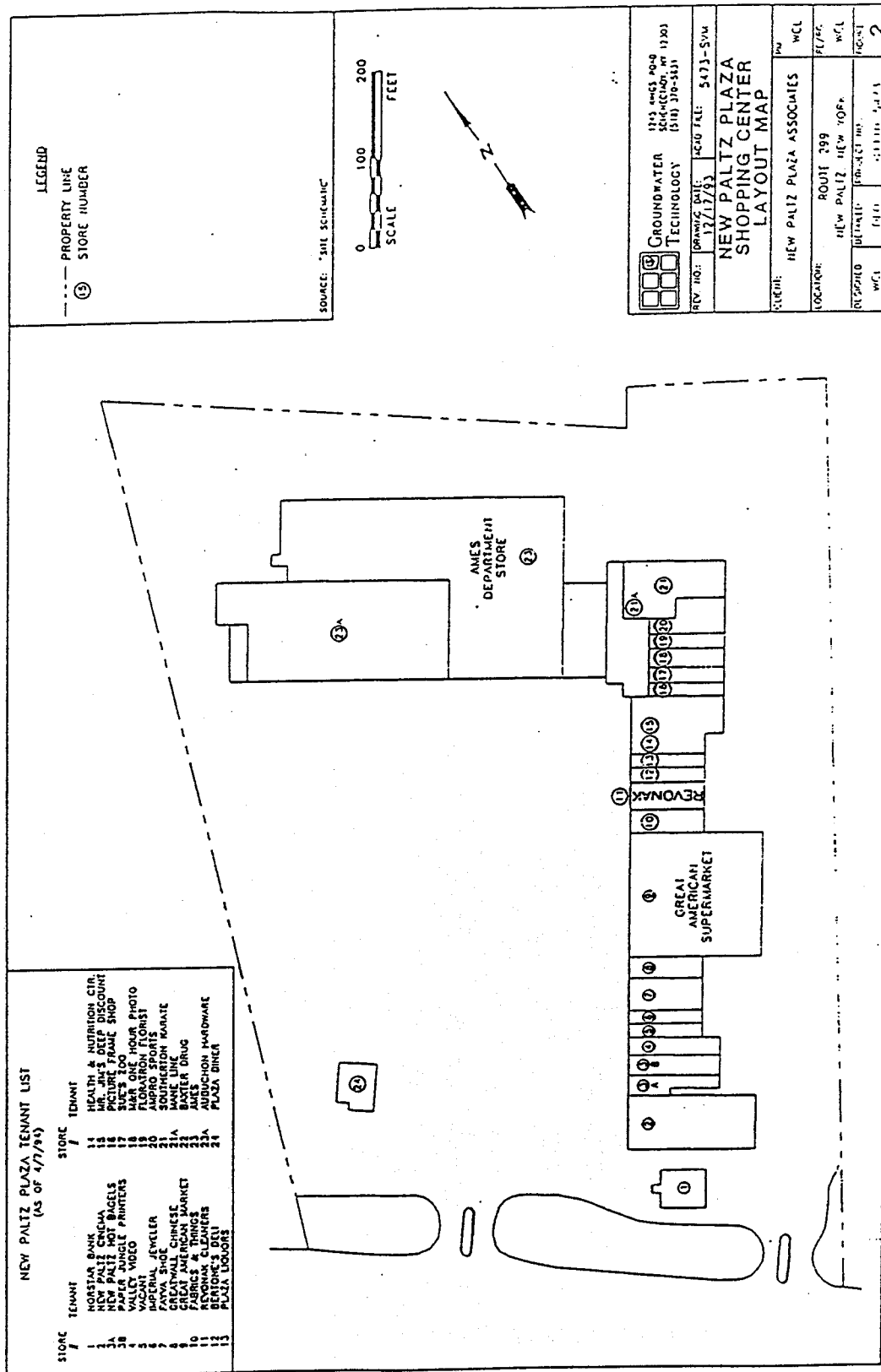
The land adjacent to the shopping center property includes an apartment complex to the north, businesses to the south, a wooded area and the New York State Thruway to the east, and the Village of New Paltz to the west. The closest wetland is located approximately 0.5 miles to the east of the Site.

Groundwater in the area of the site is not known to be used for drinking water. The Plaza and adjacent areas are supplied with water by the Town of New Paltz Water Department. The Town draws its water from the Village of New Paltz public water system. The Village water system draws its water from surface water reservoirs located more than 5 miles from the site.

Site History

The shopping center was constructed in sections starting in 1967 by developer Austin T. Simmons. Prior to the construction of the shopping center the land was used for farming. The Site has reportedly been used as a dry cleaning facility since the development of the shopping center. In 1968 the Site was leased to Franchise Laundry and Dry Cleaning Corp. In 1973 the Site was leased to Revonak Dry Cleaners, Inc. who continue to operate a dry cleaning business on the Site.

In 1991, NYSDEC began a groundwater monitoring program at the shopping center due to an oil sheen that was discovered in the storm drainage ditch adjacent to the eastern edge of the property. This sampling was performed by Environmental Products and Services, Inc. (EP&S). The sampling did not include investigations beyond the shopping



center property. As part of the effort to determine the source of the sheen, an underground storage tank (UST) for heating oil owned by the Great American Food Store was pressure tested for leakage. The tank failed the pressure test, indicating that the tank had a leak. It was determined that 5,000 gallons of #2 heating oil had been released from the UST and/or its piping over an unknown period of time. Soil impacted by this spill has been removed by Great American under the oversight of the NYSDEC Spills Management Program and a report on the excavation is being prepared.

Groundwater sampling performed to detect the heating oil also found that tetrachloroethylene (PCE) and trichloroethylene (TCE) were present in the groundwater along with petroleum compounds. The levels of PCE and TCE detected exceed NYSDEC groundwater standards. TCE and PCE were commonly used by the dry cleaning industry and were reportedly utilized at the Revonak Dry Cleaners Site.

FRI Objectives

On February 24, 1995, New Paltz Plaza Associates entered into an Order on Consent with NYSDEC. This order is a legal agreement stating that New Paltz Plaza Associates will conduct the FRI and IRM for the site.

The ultimate goal of the remedial process is to protect human health and the environment. The FRI and IRM contribute to this goal by determining the type and extent of contamination at the Site, evaluating its potential threat to human health and the environment, and then, if necessary, developing methods to control or treat the contamination. To this end, the primary objectives of the (FRI) are to:

- determine the source(s) of the PCE and TCE.
- determine vertical and horizontal extent of PCE and TCE within the overburden (i.e. the soil above bedrock).
- describe the site geology, groundwater flow direction, and groundwater velocity, and characterize the soil beneath the groundwater table to assess how the PCE and TCE might travel through the groundwater in the future.
- identify potential human exposure pathways and assess potential risk to the environment by comparing soil and groundwater concentrations against State and Federal Standards, Criteria, or Guidelines.
- evaluate all cleanup technologies for the Site including air sparging, soil vapor extraction, and excavation.

The FRI process ends with a decision by NYSDEC to select a cleanup program for the Site if cleanup is necessary.

Upcoming FRI Activities

The principal components of the FRI for the Revonak Dry Cleaners Site are the following:

■ *Historical review and receptor survey* - A review of information concerning past activities will be conducted. This review will identify human populations and environmental resources that may come into contact with the dry cleaning compounds, any nearby water supply wells, nearby buildings with basements, underground utilities, and past waste management practices at the Site.

■ *Floor drain investigation* - Four floor drains (three inside the Revonak rental space and one outside) were identified during a previous visit conducted by Groundwater Technology. The FRI will determine where these drains discharge as part of the effort to locate the source of the dry cleaning compounds.

■ *Soil gas survey* - A soil gas survey will be conducted to quickly determine the source and extent of PCE and TCE. The survey will involve taking samples of the air that is found between soil particles below the ground (i.e. soil gas) and analyzing these samples in a laboratory for PCE, TCE, and other similar volatile organic compounds. PCE and TCE absorbed to soils or dissolved in groundwater can be located with a soil gas survey because some of the PCE and TCE will evaporate from the water or soil into the soil gas. These concentrations in the soil gas can then be measured with sensitive laboratory instruments. The soil gas survey will be conducted primarily in the eastern portion of the shopping center property. The survey will be extended, if necessary, to define the entire PCE and TCE "plume" in the groundwater (i.e. to find out how far the compounds have traveled in the groundwater).

■ *Groundwater Sampling* - Temporary wells will be installed to define the extent of impacted soil and groundwater. Up to 30 temporary wells will be installed over a two day time period. The exact locations of the wells will be based on the results of historical data and the soil gas survey. Samples will be taken from these wells and analyzed using a portable laboratory. Based on the results from these samples, three additional permanent monitoring wells will be installed in the soil above bedrock. One well will be installed upgradient. Two wells will be placed downgradient on opposite sides of the centerline of the plume. The exact locations and number

For More Information

Although we have tried to provide here the information we believe of greatest interest to the public, we recognize that this brief fact sheet cannot cover all of the information generated by the site investigation or answer every question that the public may have.

Therefore NYSDEC and New Paltz Plaza Associates have provided the following document repositories and site contacts to assist those who require additional information.

Document Repository. Technical reports and other documents relating to the site are available for public review at the following information repositories:

Elting Memorial Public Library
93 Main Street
New Paltz, New York 12561
(914) 255-5030

Hours:

Monday 1 p.m. - 5:30 p.m. and 7 p.m. - 9 p.m.

Tuesday 1 p.m. - 5:30 p.m.

Wednesday 10 a.m. - 5:30 p.m.

Friday 10 a.m. - 5:30 p.m. and 7 p.m. - 9 p.m.

NYSDEC Division of Hazardous Waste Remediation
21 South Putt Corners Road
New Paltz, New York 12561-1696
(914) 256-3143

Hours:

Monday - Friday 8:30 a.m. - 4:45 p.m.

Site Contacts. For additional information you may call or write the contact persons listed below:

Teresa Mistolek
Project Manager
Groundwater Technology, Inc.
1245 Kings Road
Schenectady, New York 12303
(518) 370-5631

Erin O'Dell-Keller
NYSDEC Citizen Participation Specialist
(914) 256-3154

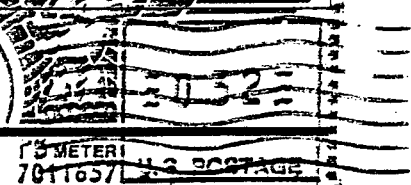
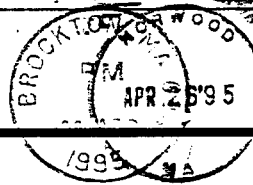
R. Daniel Bendell
NYSDEC Environmental Engineer
(914) 256-3151

Geoff Laccetti
New York State Department of Health
Bureau of Environmental Exposure Investigation
Room 205, 2 University Place
Albany, NY 12203
(518) 458-6305

Nina Knapp
New York State Department of Health
Bureau of Toxic Substance Assessment
Room 240, 2 University Place
Albany, NY 12203
(800) 458-1158 or (518) 458-6402

NYSDEC Division of Hazardous Waste Remediation
21 South Putt Corners Road
New Paltz, New York 12561-1696
Attn: Erin O'Dell-Keller

Forwarding and Address Correction Requested



First
Class
Mail

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