

New York State Department of



Environmental Conservation

# FACT SHEET

Revonak Dry Cleaners Site (#3-56-021), Route 299, New Paltz, Ulster County

April 1997

## Remedial Response Proposed to Address Contamination at New Paltz Plaza

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### Public Comment Period Announced

A plan to remove contaminated soil and monitor ground water at the Revonak Dry Cleaners Site, located within New Paltz Plaza, has been submitted to the New York State Department of Environmental Conservation (NYSDEC) for approval. After the public comment period, the NYSDEC and New Paltz Plaza Properties, L.P. and New Paltz Plaza, Inc. (Volunteers) expect to enter into a Remedial Response Program Agreement which includes this plan prepared by the Volunteers. Under this legal Agreement the Volunteers will conduct investigative and cleanup work with NYSDEC oversight. The Revonak Dry Cleaners Site is a Class 2 inactive hazardous waste site. It is located on Route 299 in the Town of New Paltz, Ulster County (*see p. 2 for a detail of the Plaza*).

**The Proposed Action:** The objective of the proposal is to reduce concentrations of contaminants in the soil to levels which meet NYSDEC guidelines. Highlights include: excavation and removal of soil contaminated with perchloroethene (PCE) and trichloroethene (TCE), which are dry cleaning solvents; removal of contaminated ground water during excavation; and installation of seven new monitoring wells.

The proposed Remedial Plan was developed following extensive investigation of contamination at the Revonak Dry Cleaners Site by New Paltz Plaza Associates (the former owner), and the volunteers. It is expected that the property will continue to be used in the future as a shopping center.

*See p. 3 for a summary of the proposed Remedial Plan.*

**Your Opportunities to Comment On the Proposed Remedial Plan:** Your written comments about the proposed Remedial Plan for the Revonak Site are welcome during the **public comment period** which runs through **May 30, 1997**. The complete proposed Remedial Plan is available for your review at the NYSDEC regional office and the local document repository listed below. Address your written comments to the NYSDEC contact person listed with the regional office location.

**For More Information call or write:**

**NYSDEC**

Mr. Daniel Bendell  
NYSDEC, 21 South Putt Corners Road,  
New Paltz, NY 12561-1696 (914)256-3151

**NYS Department of Health**

Mr. Geoffrey Laccetti  
NYSDOH, Bur. of Env. Exposure Investigation  
Room 205, 2 University Place  
Albany, NY 12203 (518)458-6305

Ms. Nina Knapp  
NYSDOH, Bur. Of Toxic Substance Assessment  
Room 240, 2 University Place  
Albany, NY 12203 (518)458-6402 or 1(800)458-1158

**Local Document Repository** (supplements NYSDEC regional office as repository for proposed Remedial Plan)  
Elting Memorial Public Library  
93 Main Street, New Paltz, NY 12561 (914)255-5030  
**\*\*call for hours\*\***

Remedial Response Proposed -- New Paltz Plaza

MAP REFERENCE:  
"NEW PALTZ PLAZA SHOPPING CENTER  
LOCATION MAP" PREPARED BY GROUNDWATER  
TECHNOLOGIES, DATED 12/17/93.

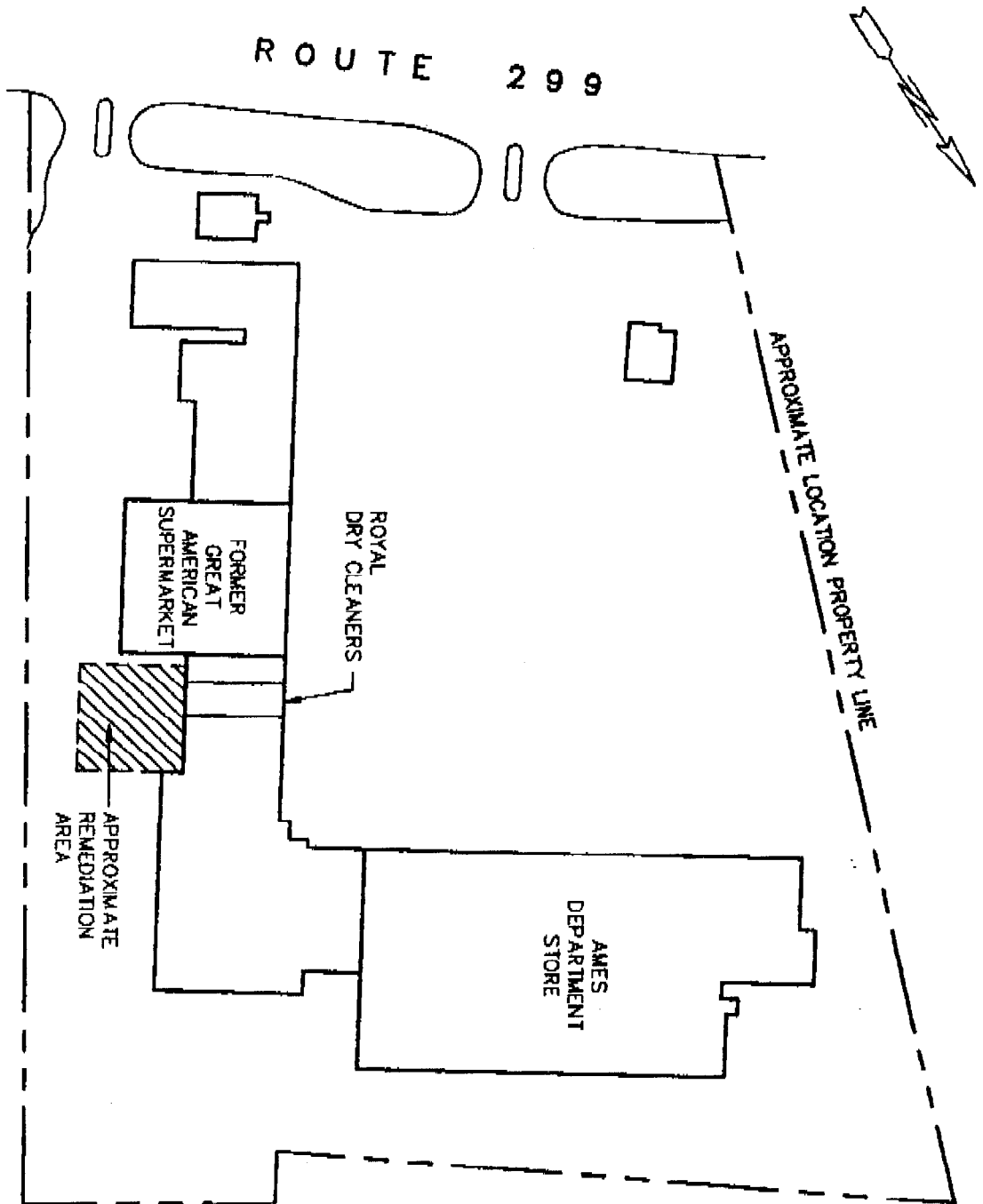
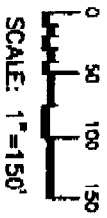


FIGURE 1  
NEW PALTZ PLAZA  
SHOPPING CENTER  
LAYOUT MAP  
NEW PALTZ NEW YORK

**Remedial Response Proposed -- New Paltz Plaza**

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**Summary of Proposed Remedial Plan:** The proposed remedial response at the Revonak Dry Cleaners Site is based on the results of continuing investigations. The study has focused on dry cleaning compounds found in the soil and ground water at the site. *It should be emphasized that, presently, people are not exposed because the compounds are located underground, and ground water is not being used at or near the site for drinking water purposes.*

The goal of the proposed remedial response is to remove compounds which are believed to be acting as a continuing source of ground water contamination. Elements of the proposed plan include:

- Excavate and remove PCE and TCE contaminated soil;
- Remove and properly dispose of contaminated ground water entering the soil excavation area;
- Install seven new wells to monitor the ground water;
- Monitor ground water quality and determine the effectiveness of the removal.

*Field work is expected to begin in June, 1997 and be completed in about three to four weeks.*

**Previous Investigations:** Several investigations have been performed at the Revonak Site under the overview of NYSDEC. Information from these investigations has provided sufficient understanding of the conditions below the surface and the extent of contamination to proceed with the proposed removal. A summary of the investigations completed to date follows:

**Historical Review.** Information regarding past practices at the Revonak Dry Cleaners Site was reviewed to identify activities which may have caused the release of contaminants to the environment. The review was also performed to identify the potential for people or the environment to have been affected.

**Floor Drain Investigation.** The alignment and discharge locations of floor drains from the Revonak Dry Cleaners Site were identified by flow and dye test and by excavating drain lines. The results of the investigation indicated that contaminants could have migrated quickly through the ground by way of the drain line bedding, which consists of gravel.

**Soil Gas Survey.** A soil gas survey was performed to help to determine the horizontal extent of volatile organic compounds (VOCs), including PCE and TCE, below the surface. PCE and TCE absorbed to soils or dissolved in ground water can be detected with a soil gas survey because some of the VOCs will readily evaporate from the water and soil into the soil gas. This survey identified potential areas of elevated levels of VOCs. This information was used to help to choose the placement of subsequent soil borings.

**Soil Borings and Sampling.** Twenty-three soil borings were initially drilled to study the physical and chemical characteristics of soil at the site. Soil samples were collected from the borings and analyzed for the presence of VOCs, including PCE and TCE. The results identified and confirmed localized areas of contamination. Thirty additional soil borings were subsequently drilled to define the extent of each area of contamination. These results indicated that soil contamination was restricted to a small area (about 100 X 100 feet) behind the Royal Dry Cleaners on the east side of the Plaza.

**Ground Water Sampling and Analysis.** Four monitoring wells currently exist at the site. Ground water samples can be collected from these wells and evaluated for water quality. These wells were installed in 1991 in response to a fuel oil release at the location. Samples were collected from the monitoring wells and analyzed between 1991 and present. Twenty-six ground water samples were also collected from selected soil borings during drilling. The results of the ground water sampling and analyses show that ground water contamination primarily occurs in the same areas as the contaminated soil. The highest concentration of PCE in ground water has been detected about 40 feet east of Royal Dry Cleaners. Analysis of

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**Ground Water Sampling and Analysis (Cont.)**

ground water from soil borings indicates no contamination along the eastern property line and low concentrations inground water at the northeast portion of the property.

**Sewer Surveys.** The sewer line on the east side of New Paltz Plaza was investigated to determine if the line represented a potential pathway for contaminants. Chemicals disposed in the sewer, if any, potentially could flow through the lines and be released below the surface through breaks or separations. Bedding material around sewer lines is typically more permeable than surrounding soil. This material may represent an easier route for ground water and contaminants. A sampling and inspection program, and a camera survey were performed to evaluate the potential for contaminants to move through the sewer line and/or the line bedding material. The camera survey of the inside of the sewer pipes did not identify any breaks or separations. Analysis of sediment samples from sewer manholes showed that no VOCs were present. Analysis of samples of the sewer bedding indicate the presence of VOCs, including PCE. These results suggest that contaminants may have moved through the sewer line bedding material.

**Test Pit Investigation.** A series of 15 test pits were excavated at the Site to learn more about the physical and chemical characteristics of the subsurface (approximately eight to ten feet down). This investigation confirmed the extent of PCE contamination in two areas of the site. During this investigation, approximately 15 cubic yards of petroleum-contaminated soil, 25 cubic yards of PCE-contaminated soil and 4500 gallons of contaminated ground water were disposed off-Site. Removal of these materials has reduced the amount of contamination available to migrate further through the subsurface.

**Site Description:** The Revonak Dry Cleaners Site occupies a portion of the New Paltz Shopping Center on Route 299 in the Town of New Paltz, New York. The figure on page 2 shows a map of the Plaza. The Revonak Dry Cleaners Site is bordered by other businesses,

parking lots, a drainage channel, and a wooded area.

The land next 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.

Ground water 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 which has surface water reservoirs located more than five miles from the site.

**Site History:** The shopping center was constructed in sections starting in 1967. Prior to the construction, 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, now known as Royal Dry Cleaners.

In 1991, NYSDEC began ground water monitoring at the shopping center because an oil sheen was discovered in the storm drainage ditch next to the eastern edge of the property.

**For More Information About:  
The Site Investigations and Proposed  
Remedial Response:**

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New Paltz, NY 12561-1696 (914)256-3151

**Health-Related Concerns:**

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