



FACT SHEET

State Superfund & VCP Program

Revonak Dry Cleaners/New Paltz Plaza
Site No. 356021 & V00087
New Paltz (T), New York

February 2010

No Further Action Remedy Proposed for Revonak Dry Cleaners/New Paltz Plaza Based On Prior Cleanup Actions

Public Comment Period and Public Meeting Announced

The public is invited to comment on a no further action remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the former Revonak Dry Cleaner Superfund Site. The 0.05 acre former Revonak Dry Cleaner is located at 12 New Paltz Plaza in the Town of New Paltz, and is contained within the New Paltz Plaza Shopping Center, an active commercial and retail plaza. The entire 14.5 acre Shopping Center, including the former Revonak Dry Cleaner, is in the Voluntary Cleanup Program. The proposed remedy pertains to both the Superfund and Voluntary Cleanup sites (collectively the "Site"). See Figure 1 for the property boundaries.

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC generally attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit:
www.dec.ny.gov/chemical/8439.html

Public Meeting
Tuesday February 23rd
7:00 PM

Alternate Date
In the event of severe weather
Tuesday March 2nd
7:00 PM

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz (T), New York

NYSDEC invites you to a public meeting to discuss the no further action remedy proposed for the Site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The current Shopping Center owner, New Paltz Plaza Properties, L.P., and its general partner, New Paltz Plaza, Inc., completed the majority of the investigation and remedial activities at the Site. The NYSDEC, however, recently completed an off-Site investigation under the State Superfund program, to assess any contamination beyond the Shopping Center property.

The Proposed Remedy

The remedy proposed for the site includes "No Further Action" with continued monitoring of groundwater. The proposed remedy is described in a draft cleanup plan called a "Proposed Remedial Action Plan" developed under New

York's State Superfund Program. The document is available for public review at the Elting Library and the Region 3 Office identified below, under "Where to Find Information".

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 30 days, from **February 10th through March 12th**.

Voluntary Cleanup Program: New York's Voluntary Cleanup Program (VCP) was developed to encourage private sector volunteers to investigate and clean up contaminated properties and return these sites to productive use. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the VCP, visit:
www.dec.ny.gov/chemical/8442.html

Submit written comments to:

Matthew Hubicki, Project Manager
NYSDEC Central Office
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7014

Summary of Completed Interim Remedial Measures (IRMs)

Initial improvement work, officially known as an "interim remedial measure", is conducted at a site when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. A number of IRMs have been implemented at and near this Site under the VCP. These included:

- In 1997 and 1998, 223 tons of contaminated soil and 10,000 gallons of contaminated groundwater were removed from the area behind the dry cleaner. Confirmation samples were collected to demonstrate success of this soil cleanup.
- In 2003, 746 pounds (lbs) of Hydrogen Releasing Compounds (HRC) were injected into groundwater directly behind the dry cleaner (27 locations), to treat volatile organic compounds (VOCs) in groundwater and soil.
- In 2006, an additional 5,000 lbs of HRC were injected behind the dry cleaner and areas downgradient (140 locations), to further enhance the degradation of residual VOCs in groundwater. Figure 1 shows the approximate HRC injection area.
- During 2006/2007, 60 hybrid poplar trees were planted along the northern property line of the shopping center to promote phytoremediation of contaminated groundwater.
- Mitigation measures were taken at New Paltz Plaza via the installation of nine sub-slab depressurization (SSD) systems within the Shopping Center to address potential indoor air contamination of VOCs associated with soil vapor intrusion.

The proposed remedy was chosen following a detailed review of previous investigations of the Site and the more recent off-Site investigation (beyond the Shopping Center), along with an evaluation of the completed IRMs. The Site no longer poses a threat to the environment and public health as long as the VOCs present continue the downward trend toward groundwater standards.

The proposed remedy will also require emplacement of appropriate institutional and engineering controls (EC/ICs); and a periodic certification of all EC/ICs by the owner or any future owners of the Shopping Center. This would include continued operation of the sub-slab depressurization systems; continued groundwater monitoring; a contingency plan that allows for further groundwater remediation via application of HRC or similar technology (e.g., in-situ chemical oxidation), in the event that VOCs do not continue the downward trend toward groundwater standards.

Next Steps

NYSDEC will consider public comments before it finalizes the proposed remedy for the Site. The selected remedy will be described in a document called a "Record of Decision (ROD)" that will explain why the remedy was selected and respond to public comments. This document will be made available to the public (see "Where to Find Information" below).

Once the preferred remedy is finalized in the ROD, the NYSDEC and New York State Department of Health (NYSDOH) will work with the volunteer, New Paltz Plaza, to satisfy all requirements under the Voluntary Cleanup Program. These include development of, and adherence with, a Site Management Plan, and emplacement of a Deed Restriction. NYSDEC then will issue the volunteer a Closure Letter. This Closure Letter would declare that the volunteer has met its obligations and that NYSDEC would not require the volunteer to perform additional investigation or cleanup at the Site, subject to certain conditions. The Closure Letter would allow for the continued commercial use of the site.

Institutional Controls/Engineering Controls

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure of contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

Background

The Revonak Dry Cleaner is listed as a Class "2" site in the State's Registry of Inactive Hazardous Waste Disposal Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

The 0.05 acre former Revonak Dry Cleaner, is in the Town of New Paltz, Ulster County. It is located at 12 New Paltz Plaza, and is contained within the New Paltz Plaza located along Route 299 (a.k.a. Main Street) which is currently an active commercial and retail plaza. NYSDEC previously accepted an application from a volunteer (1997) to participate in the VCP. The entire 14.5 acre shopping center, including the former Revonak Dry Cleaner, is in the VCP. The current dry cleaner is operating with equipment in accordance with applicable regulations. The previous equipment and operational procedures (1980's and before) used by the former Revonak Dry Cleaner led to the release of an unknown quantity of the dry cleaning solvent tetrachloroethene, also referred to as PCE. NYSDOH and Ulster County Health Department sampled private water supply wells within 1/2 mile of the Site and found no Site-related contaminants. Drinking contaminated groundwater is also not expected because the Shopping Center buildings and immediately adjacent properties are connected to the available public water supply.

An off-Site Remedial Investigation (RI) completed in 2009 has supplemented the already completed investigation at the New Paltz Plaza, and further delineated the nature and extent of contamination. The investigation consisted of the installation of three (3) shallow groundwater wells, three (3) bedrock groundwater wells, collection of ten (10) sub-slab soil gas samples, and ten (10) indoor air samples from downgradient, off-Site properties north of the Site. No Site-related impacts were observed in downgradient (i.e., off-Site) areas. The NYSDEC undertook the off-Site RI using State Superfund monies.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public to stay informed. These documents include the details of the no further action remedy for the Site, called the "Proposed Remedial Action Plan" and the recently completed "2009 Off-site Investigation Report at Revonak Dry Cleaners."

Document Repositories

Elting Library
93 Main Street
New Paltz, New York 12561
(845) 255-5030
Hours: M/W/F, 10-8 PM
T/Th, 10-5:30 PM
Sat., 10-4 PM

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, New York 12561
(845) 256-3154
Hours: M-F, 9-4:30 PM
Please call for appointment

PRAP Online

www.dec.ny.gov/chemical/37552.html

Who to Contact

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

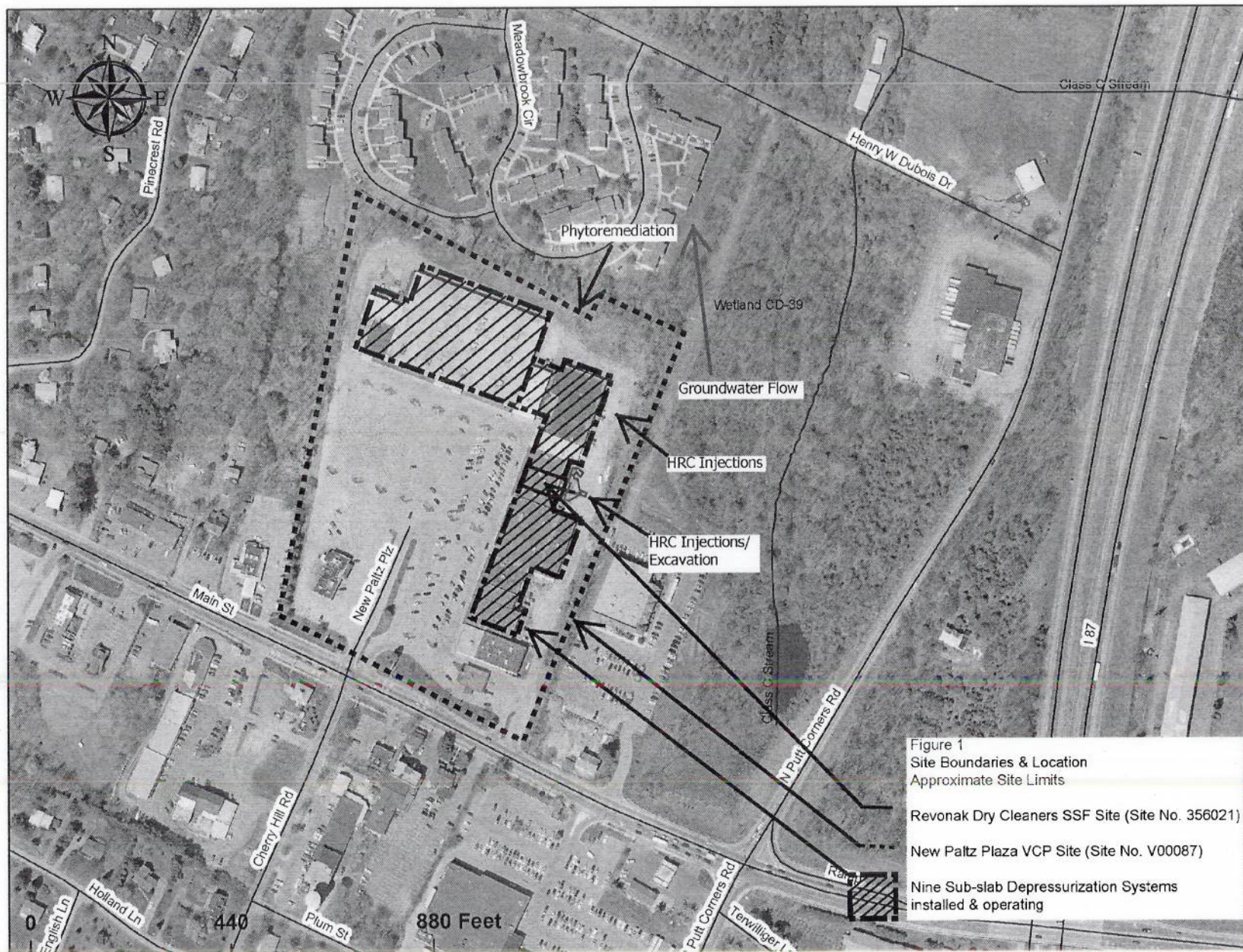
Project Related Questions

Matt Hubicki
New York State Department of
Environmental Conservation
625 Broadway, 11th Floor
Albany, New York 12233-7014
(518) 402-9662
(866) 520-2334

Site-Related Health Questions

Fay Navratil
New York State Department of Health
Bureau of Environmental Exposure
Investigation
547 River Street
Troy, New York 12180-2216
(800) 458-1158, ext. 27880

If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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.



Revonak Dry Cleaners Site No. 356021 & New Paltz Plaza Site No. V00087

Town of New Paltz , Ulster County

Figure 1 Site Boundaries and Site Location
& Completed IRMs