

NEW YORK STATE
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This fact sheet serves to announce the Supplemental Site Investigation for the Former Charlton Cleaners Site submitted under New York's Voluntary Cleanup Program (VCP)

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For more information about New York's VCP:
Visit www.dec.ny.gov/chemical/8442.html

Fact Sheet #2

June 2008

Former Charlton Cleaners Site
24 Barrett Avenue
Forest Avenue Shoppers Town
Staten Island, New York
Site No: V-00252

Project Announcement

Supplemental Site Investigation to start at Former Charlton Cleaners Site in June 2008

This fact sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's (NYSDEC) policies under the Voluntary Cleanup Program (VCP). You have been sent this fact sheet because you own or live on property near the Former Charlton Cleaners Site (herein known as 'the Site') or because you may have an interest in activities at the Site. Please contact NYSDEC's project manager (see the lower-left hand side of this page) if you would like to be removed from the mailing list for this project.

The purpose of this fact sheet is to provide you with a brief overview of this project and inform you as to how you can get more information. Please read below for additional information on this project.

Project Background: The Site is located at 24 Barrett Avenue, Staten Island, New York within the Forest Avenue Shoppers Town (FAST) shopping center (see a map of the site location on the second page of this fact sheet). Charlton Cleaners formerly occupied a space in the corner of the building, which has since been refurbished/remodeled (in the mid-1990s) and is now the Michael's Craft Store. Charlton Cleaners was a dry cleaning business that operated at that location from approximately 1966 to 1994. As part of the dry cleaning process, they used a common dry cleaning solvent called tetrachloroethene (PCE), more commonly called perchloroethene or "perc." The current owner of the shopping center, KIOP Forest Avenue, L.P. (KFA), entered the NYSDEC's VCP to address PCE contamination that has been identified at the Site. Note that the Charlton Cleaners, which is currently in the shopping center, is operated by different individuals than those who operated the former Charlton Cleaners.

Voluntary Cleanup Program Overview: New York established its VCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's VCP features a cooperative approach among NYSDEC, the New York State Department of Health (NYSDOH), and Volunteers to investigate and/or remediate contaminated sites. Under the VCP, a Volunteer enters into a Voluntary Cleanup Agreement (VCA) with the NYSDEC and thereafter submits one or more work plans to investigate and/or remediate a site. The goal under the VCP is to remediate sites to a level that is protective of public health and the environment. In this case, the shopping center owner KFA is considered an innocent-owner Volunteer since it bought the shopping center after the contamination had occurred.

Summary of Previous Site Investigations, Interim Remedial Measures: Several environmental investigations have been conducted at the Site since 1994. There are currently 35 groundwater monitoring wells on the Site associated with the former Charlton Cleaners. Groundwater samples are collected regularly from the wells for laboratory analysis. Soil-vapor samples were collected from beneath the roads and parking areas on the Site in 2000 and 2005. Indoor air samples and sub-slab vapor samples have been collected from within the Michaels and FYE buildings on several dates.

The primary contaminants found at the Site are PCE and its degradation products (trichloroethene, cis-1, 2-dichloroethene and vinyl chloride). These compounds have been detected in samples of soil and ground water, beneath and to the north of the Michaels building, and from the area surrounding the FYE building. The compounds have also been detected in indoor air samples from the Michaels building.

Interim Remedial Measures that have been performed in the Michaels building to reduce indoor-air contaminant concentrations include: the installation of a polyethylene vapor barrier on the basement floor, the pouring of a new concrete floor slab above the vapor barrier, the installation

of gasketed lids on 3 basement sump pits and the adjustment of the building HVAC system.

Summary of the Proposed Supplemental Investigation: The supplemental investigation is designed to add to the data already gathered from the Site. There are 4 separate phases to the proposed investigation:

Phase 1 – Four multi-level groundwater monitor wells will be installed in the FAST parking lot south of the Michaels building. These wells will be used to investigate what impact, if any, the former Paul Miller Dry Cleaner (building 30 on map below) has had on the FAST property. Groundwater will be collected from the wells for laboratory analysis.

Phase 2 – Nine permanent soil vapor sampling points will be installed in the floor of the Michaels store retail space, specifically the portion of the building which is slab-on-grade construction. This is to determine if the soil gas beneath the slab has been impacted by Site contaminants.

Phase 3 – Five soil borings will be drilled along the sidewalks on the east side of Barrett Avenue and west side of Cornell Street, north of the FAST. Groundwater samples will be collected from these borings for laboratory analysis. Soil vapor samples will be collected from adjacent points. The samples will be used to determine the distribution, if any, of the contaminants in this area.

Phase 4 – A test will be conducted to determine the effectiveness of an in-situ groundwater treatment method. A commercially available combination of chemicals will be injected below the water table in the area between Michaels and FYE. The chemicals will promote the reduction of dissolved contaminants in ground water. Groundwater quality will be monitored for several months following injection. A large-scale remedial strategy may be developed based on the outcome of the pilot test.

What happens next?

Investigation activities will begin shortly after the investigation work plan is approved by NYSDEC. It is expected that the site work will begin in June. After the investigation is completed, a remedial investigation report will be submitted to the NYSDEC and NYSDOH. Additional Fact Sheets will be provided to keep you informed of the project progress.

How long is this going to take?

The investigation activities will take about two months to complete, however, most of the noticeable site work should be completed in the first four or five weeks.

What am I likely to see during the investigation?

KFA's environmental consultant, Leggette, Brashears & Graham, Inc. (LBG) will have staff at the Site, collecting the environmental samples and supervising the work of any contractors that they will use. One of LBG's contractors will be a drilling company. The drilling company will use a large truck-mounted, drill rig which you will see in and around the parking lot at the shopping center. The drill rig will be used to install the soil borings, collect soil and soil vapor samples, and install monitoring wells. Samples for analysis are collected into glass, plastic and metal containers and are kept in a cooler. You will also see LBG staff at the site with hand-held equipment, which is used to monitor the air around the work area. You may also see workers washing equipment - this is to ensure that the samples collected are not contaminated from one location to the next. The soil and groundwater removed from the ground during the investigation and all other generated wastes, such as washwater, will be placed into drums that will be disposed of by LBG at the conclusion of the investigation.

What can I do?

If you have any questions or comments on the project, you can call, mail or email the project contacts shown on the left-hand side of the first page. You can also visit any of the document repositories, also shown on the left-hand side of the first page, to review the investigation work plan. Comments and questions are welcome at any time - before, during and after the investigation.

Forest Avenue Shoppers Town
Site Plan

