



FACT SHEET

Voluntary Cleanup Program

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Congers Colonial Plaza
Site No. V00456
Congers, NY

November 2011

No Further Action Remedy Proposed for Voluntary Cleanup Program Site; Public Comment Period 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 Congers Colonial Plaza (“site”) located at 285 Route 303 in Congers, Rockland County. See map for site location.

The Proposed Remedy

The remedy proposed for the site includes no further action with site management.

The proposed remedy is described in a draft cleanup plan called a “Proposed Decision Document” developed under New York’s Voluntary Cleanup Program. The document is available for review at the locations identified below under “Where to Find Information”.

How to Comment

NYSDEC is accepting written public comments about the proposed remedy for 30 days, from **November 10, 2011** through **December 10, 2011**.

Submit written comments to:

Jamie Verrigni
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-7010
jlverrig@gw.dec.state.ny.us

Summary of the Proposed Remedy

The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy.

The proposed remedy was chosen following a detailed investigation of the site.

The main elements of the proposed remedy include:

1. Imposition of an institutional control in the form of a deed restriction for the property that:
 - a. requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls;
 - b. allows the use and development of the controlled property for restricted residential, commercial and industrial uses, though land use is subject to local zoning laws;
 - c. restricts the use of groundwater as a source of potable, without necessary water quality treatment as determined by the Department, New York State Department of Health (NYSDOH) or County Department of Health; and
 - d. requires compliance with the Department approved Site Management Plan.
2. Since the remedy results in contamination remaining at the site, a Site Management Plan is required, which includes the following:
 - a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Deed Restriction discussed above.

Engineering Controls: The continued operation of the existing Soil Vapor Extraction (SVE) systems.
 - b. a Monitoring plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to monitoring for vapor intrusion for any buildings developed on the site.
 - c. an Operation, Maintenance and Monitoring (OM&M) Plan to address the mechanical components of the remedy. The plan includes, but may not be limited to:
 - i. routine OM&M activities;
 - ii. non-routine OM&M activities; and
 - iii. a schedule of monitoring and frequency of submittals to the Department.

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the site. The NYSDOH must concur with the proposed remedy. The selected remedy will be described in a document called a “Decision Document”. This document will be made available to the public (see “Where to Find Information” below).

Background

The Site is located in the Town of Clarkstown, Rockland County, New York. The property is bordered to the north by a gravel driveway, beyond which is a vacant property. To the south of the property is Meola Road, beyond which is a small residential community consisting of four single-family dwellings. To the west of the property is a wooded area and to the east is Route 303. A masonry supply center and an office building are located along Route 303. The site and surrounding area are supplied drinking water from a municipal public water source.

The site is currently a 2.8 acre mini-mall complex with a variety of commercial and retail tenants. Portions of the property not occupied by the building, landscape and/or woods, are covered by asphalt parking and driveways.

The First Class Dry Cleaners was a former tenant of the Congers Colonial Plaza. In October 2000, during the dismantling of its dry cleaning equipment, a spill occurred. Perchloroethylene (PCE), a chemical used in the dry cleaning process, was lost and penetrated the basement floor impacting the soils and groundwater beneath.

Following the PCE spill, an investigation was performed by the property owner. Sampling was conducted from December 2000 to January 2001. This resulted in the excavation of 198 tons of contaminated soil and the removal of 1,900 gallons of PCE contaminated water in 2001. Two soil vapor extraction (SVE) systems were also installed in 2001 and remain in operation. These SVE systems were installed to aid in remediating the residual PCE contamination.

DePaulis Enterprises IV, LLC (the Volunteer) and NYSDEC entered into a Voluntary Cleanup Agreement in August 2001 to address the presence of PCE at the Site. An investigation was completed in 2003 to define the soil and groundwater conditions concerning PCE contamination at the site. The results of this investigation are summarized in the Site Investigation Report, dated September 2003.

Based on the groundwater information obtained, an Interim Remedial Measure (IRM) was completed. This IRM involved the application of a potassium permanganate solution to oxidize PCE in the groundwater. There was a total of three potassium permanganate injections completed (September 2004, October 2004 and September 2005).

A sub-slab soil gas evaluation and vapor intrusion investigation was conducted November 24 through November 28, 2005. Based on the results of this investigation, the NYSDEC and NYSDOH requested additional sub slab and indoor air samples. However, the requested sampling was delayed due to the transfer of property ownership. In August 2006 the property was sold to 285 Route 303, LLC and L.C.M. Holding Associates, LLC. In 2007 the new owner expressed its desire to complete the Remedial Plan at the site and entered into the VCA as a Co-Volunteer. The requested sub-slab soil gas evaluation and vapor intrusion investigation was completed at the site in March and December 2010 and are documented in the August 2010 and January 2011 Soil Vapor Intrusion Investigation Reports. Based on the recent investigations, the SVE systems installed in the on-site building to remediate residual contamination have been proven to be effective at preventing the indoor air quality from being affected by the contamination in soil vapor beneath the building.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the draft cleanup plan (Proposed Decision Document).

New City Library
220 N. Main Street
New City, NY 10956
Contact: Sally Pellegrini
(845) 634-4997 ext. 139

NYSDEC Region 3 Office
21 S. Putt Corners Rd
New Paltz, NY 12561
(845) 256 - 3154
(By Appointment)

Who to Contact

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

Project Related Questions

Jamie Verrigni
NYSDEC Project Manager
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233-7010
518-402-9564
jlverrig@gw.dec.state.ny.us

Site-Related Health Questions

Nathan M. Walz
NYSDOH Project Manager
New York State Department of Health
547 River Street
Troy, NY 12180
518-402-7880

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



FIGURE 1: Site Location

Congers Colonial Plaza
Site ID #V00456