



FACT SHEET

Voluntary Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: American Cleaners
DEC Site #: V00461
Address: Route 211E, Middletown, NY 10940

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Voluntary Cleanup of Groundwater Contamination Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to American Cleaners Inc. ("site") Route 211E, Middletown, NY in Town of Wallkill and Orange county. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by the remedial party, American Cleaners, Inc., with oversight provided by NYSDEC.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat due to elevated concentrations of contaminants in groundwater and soil vapor.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progeno=V00461>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 30 days, from **February 21, 2018** through **March 23, 2018**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- treating groundwater contaminated with the dry cleaning chemical perchloroethylene (PCE) using enhanced biological processes. Microbes will be injected into the subsurface to break down PCE into carbon dioxide, water and salt;
- monitoring of groundwater to ensure that the level of PCE contamination in groundwater

- decreases;
- placement of an environmental easement on the property which prohibits the use of site groundwater and restricts the use of the property to commercial use; and
- requires compliance with the Department-approved Site Management Plan to ensure that the remedy remains effective.

Summary of the Investigation

The remedial investigation indicates that the on-site and off-site groundwater is impacted by PCE and related by products. The maximum on-site PCE concentration in groundwater immediately north (downgradient) of the building is 1,800 parts per billion (ppb), compared to the groundwater standard of 5 ppb. The maximum off-site PCE concentration in the downgradient direction was 340 ppb during the most recent sampling. To a lesser extent, the degradation by-products, trichloroethene (TCE) and 1,2 dichloroethene (DCE), have also been detected at these locations.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: American Cleaners is located in a commercial area of the City of Middletown, Orange County. The site is located about 0.4 miles east of the Middletown City boundary at 360 State Route 211E. The site is located just northwest of the Caldor Lloyds Mall.

Site Features: The site is approximately 0.5 acres. The American Cleaners building is a single-story structure located in the northwest corner of the mall property surrounded by asphalt parking spaces and some small grassy areas. The entire site slopes down to the north toward State Route 211. A storm water culvert is located to the north of the site that allows surface water to run northeast under Route 211.

Current Zoning/Use(s): The site is currently an active dry cleaner. The property is zoned for commercial use. The surrounding parcels are used by various stores and eateries including a credit union to the northeast, restaurant and a vacant former video store to the northwest and a former department store is located uphill to the south. The nearest residential areas are about quarter mile north of State Route 211.

Past Use(s) of the Site: The building was constructed in 1982 by the current owner for use as a dry-cleaning business and is still in operation. The chemical of concern, tetrachloroethylene (also called perc or PCE), has been used at the site since 1982. Unregulated releases of PCE started in 1982 when PCE saturated filters were reportedly placed in the dumpster outside the back of the building for disposal. The filters dripped PCE onto the asphalt and the ground below. During the mid-1980s a

delivery truck reportedly spilled an unknown amount of PCE near the back of the building. In 1999, the underground storage tank (UST) for fuel oil storage at the back of the building was replaced with a new tank closer to the north end of the building. A site investigation conducted at the time of the tank removal indicated the presence of petroleum contamination along with PCE.

Operable Units: In 2011 the site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination.

OU1 is defined as the on-site property and includes contaminated soil and soil vapor in and around the building. A Remedial Action Work Plan was approved and the remedy was constructed in 2013.

OU2 consists of all contaminated groundwater, on-site and off-site, and other off-site contaminated media.

Site Geology and Hydrogeology: The site slopes gently down toward State Route 211. Groundwater is found about 4 to 7 feet below ground surface. Groundwater flows north toward the storm water culvert located adjacent to State Route 211. The soil is mostly silt with some clay layers. Some of the clay layers are very close to the surface which prevents water from rain events from draining properly. Offsite, north of the site near the storm water culvert, there appears to be more fill material which contains large cobbles and boulders. Surface water flows east towards Silver Lake.

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: <http://www.dec.ny.gov/chemical/8442.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Middletown Thrall Library
11-19 Depot Street
Middletown, NY 10940
Phone: 845-341-5461

DEC Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
Phone: 845-2563154

Who to Contact

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

Project Related Questions

Parag Amin
NYS Department of Environmental
Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
parag.amin@dec.ny.gov
518-402-9648

Site-Related Health Questions

Kristin Kulow
New York State Department of Health
28 Hill Street, Suite 201
Oneonta, NY 13820
518-402-7860
BEEI@health.ny.gov

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: <http://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.

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

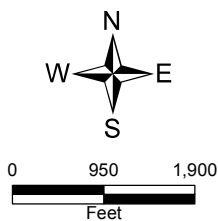
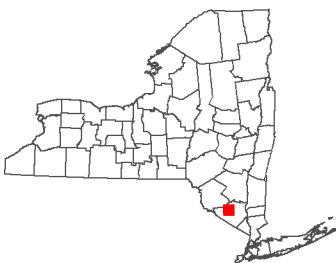
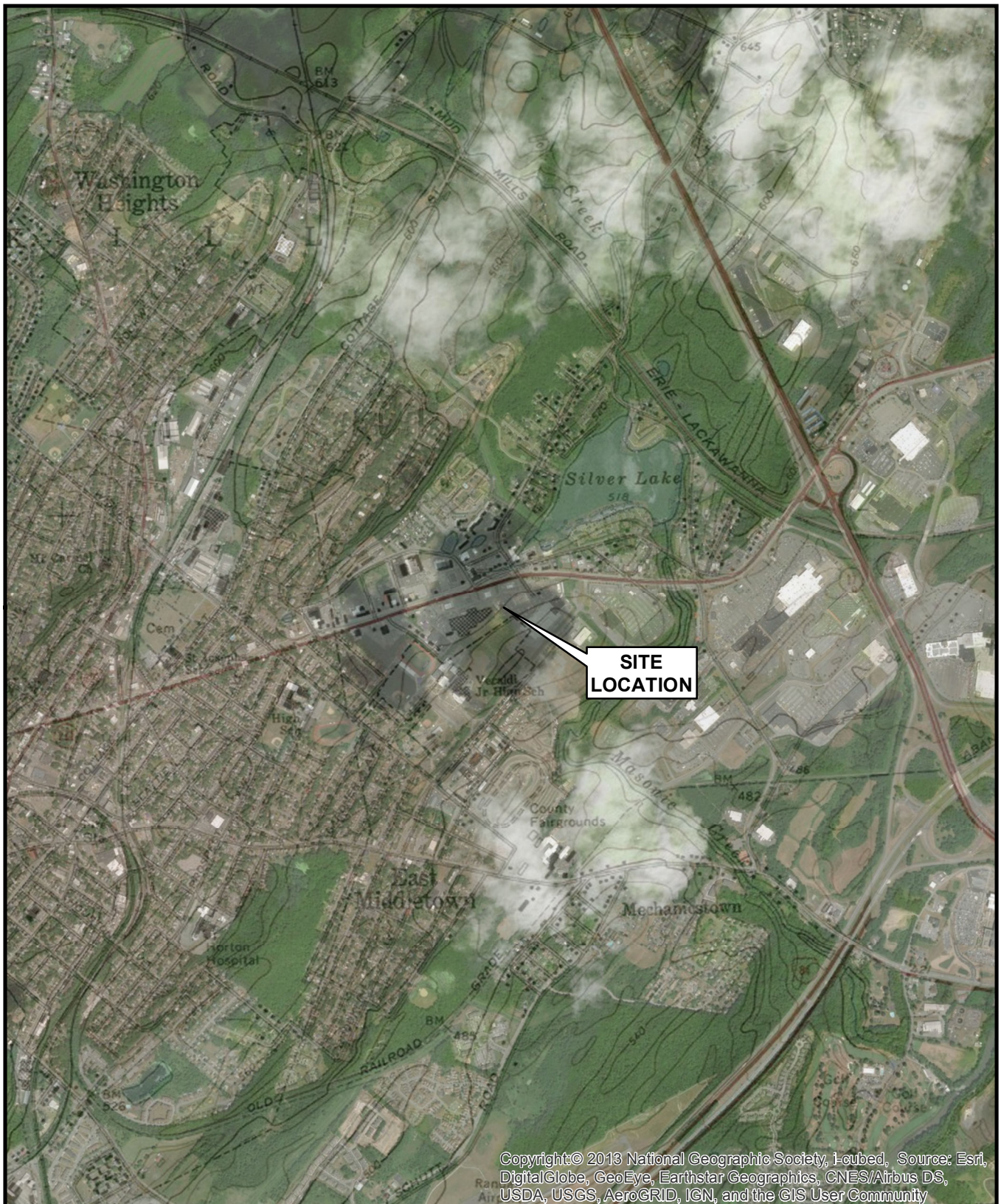


Figure 1
Site Location Map
 American Cleaners Inc. Site
 Town of Wallkill, Orange County
 Site No. V00461



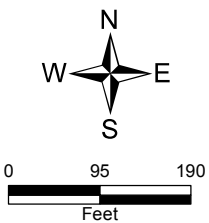


Figure 2
Site Map
American Cleaners Inc. Site
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