

**FACT SHEET****Voluntary Cleanup  
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** American Cleaners Inc.  
**DEC Site #:** V00601  
**Address:** 734 Ulster Avenue  
Kingston, NY 12401

Have questions?  
See  
"Who to Contact"  
Below

### **Interim Remedial Measure Proposed; Public Comment Period Announced**

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the American Cleaners Inc. site ("site") located at 734 Ulster Avenue, Kingston, Ulster 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." NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site.

#### **How to Comment**

The Draft IRM Work Plan was submitted in June 2014. The Department, in consultation with New York State Department of Health (NYSDOH), reviewed the work plan and has proposed certain modifications to the draft work plan. NYSDEC is accepting written comments about the proposed IRM work plan and proposed modifications for 30 days, from **October 1, 2014** through **November 3, 2014**. The proposed plan along with the Department's proposed modifications are available for 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.

#### **Draft Interim Remedial Measure Work Plan**

An IRM is a cleanup activity that may be performed 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.

The draft IRM work plan describes the proposed cleanup activities that include Bioremediation and Sub Slab Vapor Extraction (Refer to attached figures).

Bioremediation is comprised of injecting certain chemicals and microbes into the ground water to breakdown tetrachloroethylene (PCE), a contaminant of concern. The chemicals and microbes are proposed to be injected at multiple locations in the top 5 feet of the ground water level. Periodic sampling of the ground water will be performed to monitor the effectiveness of the remedial measure. If necessary, additional injections will be performed.

Passive Sub Slab soil vapor extraction (PSVE) is proposed to be installed to mitigate the volatile organic vapor present underneath the building slab. PSVE will be installed at four locations within the building foot print and will be vented through the roof. The system

will be retrofitted with a wind-powered turbine vacuum pump and one way mechanical valve to exert additional vacuum and prevent the pressurization of the slab. Sub slab soil vapor will be sampled periodically to monitor the effectiveness of the remedial measure. If necessary, PSVE will be converted to Soil Vapor Extraction System by installing the appropriate fan.

#### *Summary of the Investigation*

Remedial Investigation performed in 2005 and through 2009 indicated that the tetrachloroethylene (PCE) concentration in on-site ground water exceeds NYS Ambient Water Quality Standards. Off-site ground water samples which were collected generally west of the site in 2012 and 2013 indicates that the PCE contamination has migrated off-site and plume is advancing in a general west northwest direction. Currently, a maximum ground water concentration of PCE is reported to be 210 microgram/liter (ug/l) immediately west of Ulster Ave across from the site.

Additionally, sub slab soil vapor samples collected from under the on-site building in 2013 indicated presences of PCE vapors, with the highest concentration of 22,000 microgram/cubic meter found near the rear door of the building.

#### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities performed.

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

#### **Background**

Location: American Cleaners site is located at 734 Ulster Avenue in Kingston. The 0.44-acre parcel is between Ulster Avenue on the west and the Conrail railroad tracks on the east.

Site Features: The site contains a single story building which is occupied. The front and sides of the property are paved. The front and northern sides of the property are used for parking. The rear part of the property is unpaved and is un-vegetated. The site is generally flat at an approximate elevation of 175 feet above sea level.

Current Use: Land use classification is “one storey small structure”. The building is used as a dry cleaning business. Neighboring properties include Merchant Wine and Liquor Store to the north, Meineke Muffler to the south, Pauline’s Restaurant (now closed) directly across Ulster Avenue and the Resource Center for Accessible Living to the northwest across the street. The parcels on either side of Ulster Ave are generally commercial.

Past Uses of the Site: The property has been in continuous operation as a dry-cleaning and customer drop-off and pick-up facility since 1982. Prior to that, a house was situated on the southwest corner of the parcel. Tetrachloroethylene (PCE) has been used at the site since 1982, and is the contaminant of concern.

PCE saturated filters were placed in the dumpster outside the back of the building for disposal with trash and garbage. A fire occurred in 1991 in the machine used to recover spent PCE, which potentially resulted in a chemical release. The site is being investigated and remediated under New York State Voluntary Cleanup Program.

The remedial investigation work plan (RIWP) was approved on March 29, 2005. Since 2005, a series of investigative field work has been performed. The IRM work plan, which is designed to address contaminated groundwater and sub slab vapor issues, was submitted in June, 2014. A final Remedial Investigation report, which will fully characterize the nature and extent of contamination at the site, will be prepared following the implementation of the IRM and delineation of any off-site impacts.

**Site Geology and Hydrology:** The remedial investigation indicates that the subsurface soil is generally sand and occasionally mixed with silt and clay. The ground water table is approximately 9-12 ft below grade. Ground water generally flows west and northwest. Ground water flows through a water bearing sand layer.

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&progno=V00601>

**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.

Town of Ulster Public Library  
860 Ulster Avenue  
Kingston, NY 12401  
Phone: 845-338-7881

NYSDEC, Region 3  
21 S. Putt Corners Road  
New Paltz, NY 12561  
M-F, 9 a.m.-4 p.m.  
(845)-256-3154  
Please call for appointment

Kingston Library  
55 Franklin St  
Kingston, NY 12401  
Phone: (845) 331-0507

## Who to Contact

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

### Project Related Questions

Parag Amin  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9648  
parag.amin@dec.ny.gov

### Site-Related Health Questions

Kristin Kulow  
New York State Department of Health  
28 Hill Street, Suite 201  
Oneonta, NY 13820  
607-432-3911  
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**

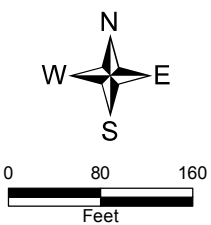
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better 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.  
City of Kingston, Ulster County  
Site No. V00601



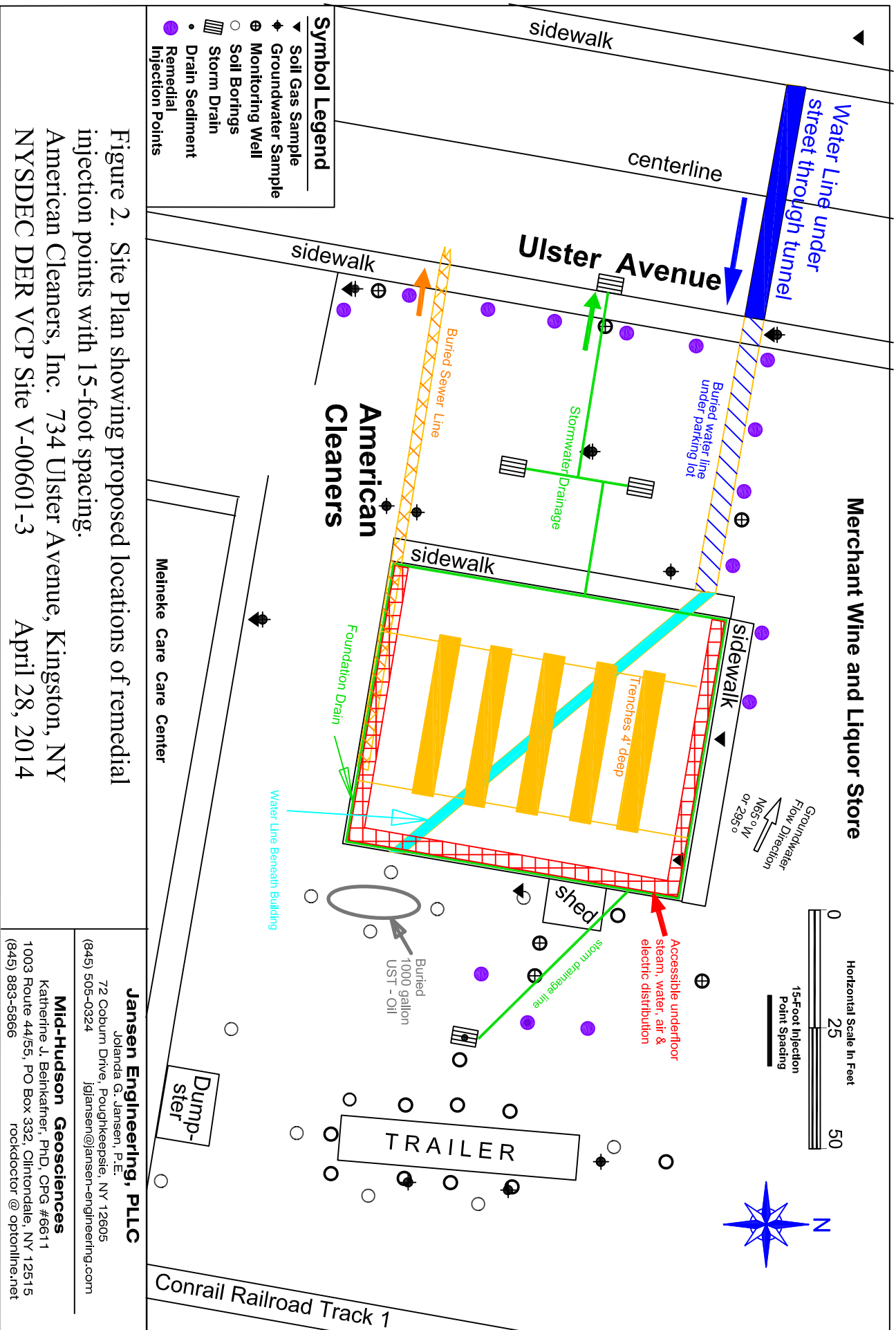


Figure 2. Site Plan showing proposed locations of remedial injection points with 15-foot spacing.  
American Cleaners, Inc. 734 Ulster Avenue, Kingston, NY  
NYSDEC DER VCP Site V-00601-3 April 28, 2014

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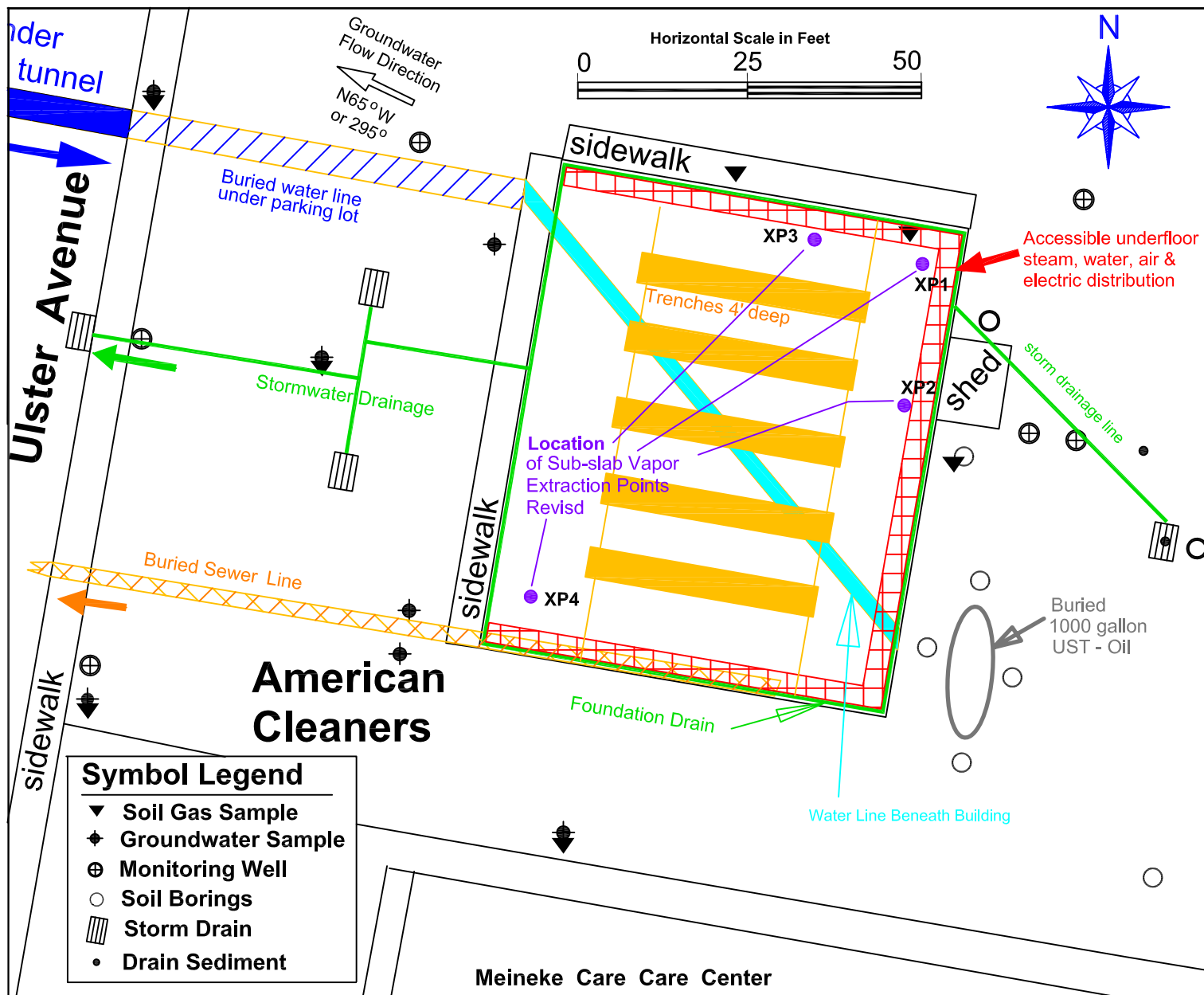


Figure 3. Location of Sub-Slab Vapor Extraction Points on Site Plan of Building showing Features Constructed for Dry-Cleaning Operations American Cleaners Inc, 734 Ulster Avenue, Kingston, NY NYSDEC DER VCP Site V-00601-3 December 31, 2009 Revised November 2013

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