



FACT SHEET

State Superfund Program

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

Site Name: Blauvelt Laundry
DEC Site #: 344037
Address: 549 Western Highway
Orangetown, NY 10913

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 Interim Remedial Measure (IRM) to expedite the cleanup for the Blauvelt Laundry site ("Site") located at 549 Western Highway, Orangetown, Rockland 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 the IRM is likely to represent a significant part of the cleanup for this site.

The site is listed as a Class "2" site in the State 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.

How to Comment

NYSDEC is accepting written comments about the proposed IRM work plan for 30 days, from **August 1, 2014** through **September 2, 2014**. The proposed plan is 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 for this Site describes the following proposed cleanup activities:

1. Excavation and off-site disposal of contaminated soils identified near the back of the on-site building.
2. Installation of a sub-slab depressurization system (similar to a radon mitigation system) underneath the on-site building followed by post-installation, indoor air sampling.
3. Evaluation of the potential for off-site vapor intrusion.
4. Groundwater sampling

Summary of the Investigation

Tetrachloroethene (PCE) (also known as perchloroethene) is the primary ingredient used to clean clothes in a dry-cleaning laundry facility. As part of the previous remedial investigation, seven monitoring wells were installed and soil samples were taken at multiple depths from 16 boring locations. Two indoor air samples within the building and three soil vapor samples below the building's concrete slab were also taken.

In the soils, PCE was detected at 8.9 parts per million (ppm) at 2-4 feet below ground level. The guidance level for PCE is 1.3 ppm. Cis-1,2-dichloroethylene was also detected (0.35 ppm) above the guidance level (0.250 ppm) at this location. At several other locations, low-level concentrations of other volatile organic compounds (VOCs) (i.e. trichloroethene (TCE), 1,2 dichloroethylene (cis and total), and 1,1,1,2-tetrachloroethane) were detected at concentrations that do not exceed guidance levels. A volatile compound is a compound that will tend to vaporize at room temperature. An organic compound is a compound that has carbon as a principle component.

In five of the seven monitoring wells associated with this site, PCE was generally found in the range from non-detect to 10 parts per billion (ppb), including two wells that had no contamination detected (non-detect) and two wells that had PCE at a level below the groundwater standard of 5 ppb. One well contained PCE slightly above the groundwater standard. PCE was detected in another well at 1,400 ppb, but was non-detect four months later. One well was damaged and could not be sampled. Non-detect for groundwater means that nothing was detected at the detection limit of 5 ppb. The groundwater will be sampled as part of this IRM to determine the post-IRM state of the groundwater at this site.

In two air samples taken inside the on-site building, PCE was detected above its guidance level (100 micrograms per cubic meters) (ug/m^3) at $1,400 \text{ ug}/\text{m}^3$ and $560 \text{ ug}/\text{m}^3$. Low-level concentrations (below guidance levels) of other VOCs were also detected in the interior air samples. The concentrations of PCE in the three soil vapor samples taken below the concrete slab of the building were $250 \text{ ug}/\text{m}^3$, $2,600 \text{ ug}/\text{m}^3$, and $1,600 \text{ ug}/\text{m}^3$. When concentrations of PCE in the soil vapor beneath the concrete slab are greater than or equal to $1,000 \text{ ug}/\text{m}^3$, then a vapor-intrusion, mitigation system is required. A vapor-intrusion, mitigation system is similar to a radon mitigation system. Vapor intrusion is the migration of a vapor contaminant from outside a building to the inside of the building (i.e. from below the concrete floor to above). Another name for a vapor intrusion mitigation system is a 'sub-slab depressurization' system.

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 that were performed.

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

Background

Location: The Blauvelt Laundry is located at 549 Western Highway within a residential/commercial/retail area of Blauvelt, Orangetown, Rockland County. The site and a majority of surrounding properties are supplied with public water.

Site Features: The quarter acre site contains three retail stores.

Current Zoning and Land Use: The site is zoned as a community shopping district. The site is used by a deli/convenience store, a florist and a dry cleaning establishment. Surrounding uses are a mix of residential, commercial, and light industrial.

Past Uses of the Site: A dry cleaning operation has been present at the facility since the late 1960s.

Site Geology and Hydrology: Site soils generally consist of moist, reddish sands and dark brown silts, with gravel and cobble inclusions to approximately 10 feet below surface grade. No groundwater was encountered in the overburden during installation of the monitoring wells or extension of the soil borings. Bedrock, consisting of a red, fine to medium grained massive sandstone was encountered between twenty and thirty feet below surface grade.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=344037>

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/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

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

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

FOR MORE INFORMATION

Where to Find Information

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

Blauvelt Free Library
541 Western Highway
Blauvelt, New York 10913
Phone: (845) 359-2811

NYSDEC – Region 3 Office
21 South Putt Corners Road
New Paltz, New York 12561
Phone: (845) 256-3154
Please call for appointment.

Who to Contact

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

Project Related Questions

Wayne Mizerak
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9657
wjmizera@gw.dec.state.ny.us

Site-Related Health Questions

Bridget Boyd
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.state.ny.us

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.

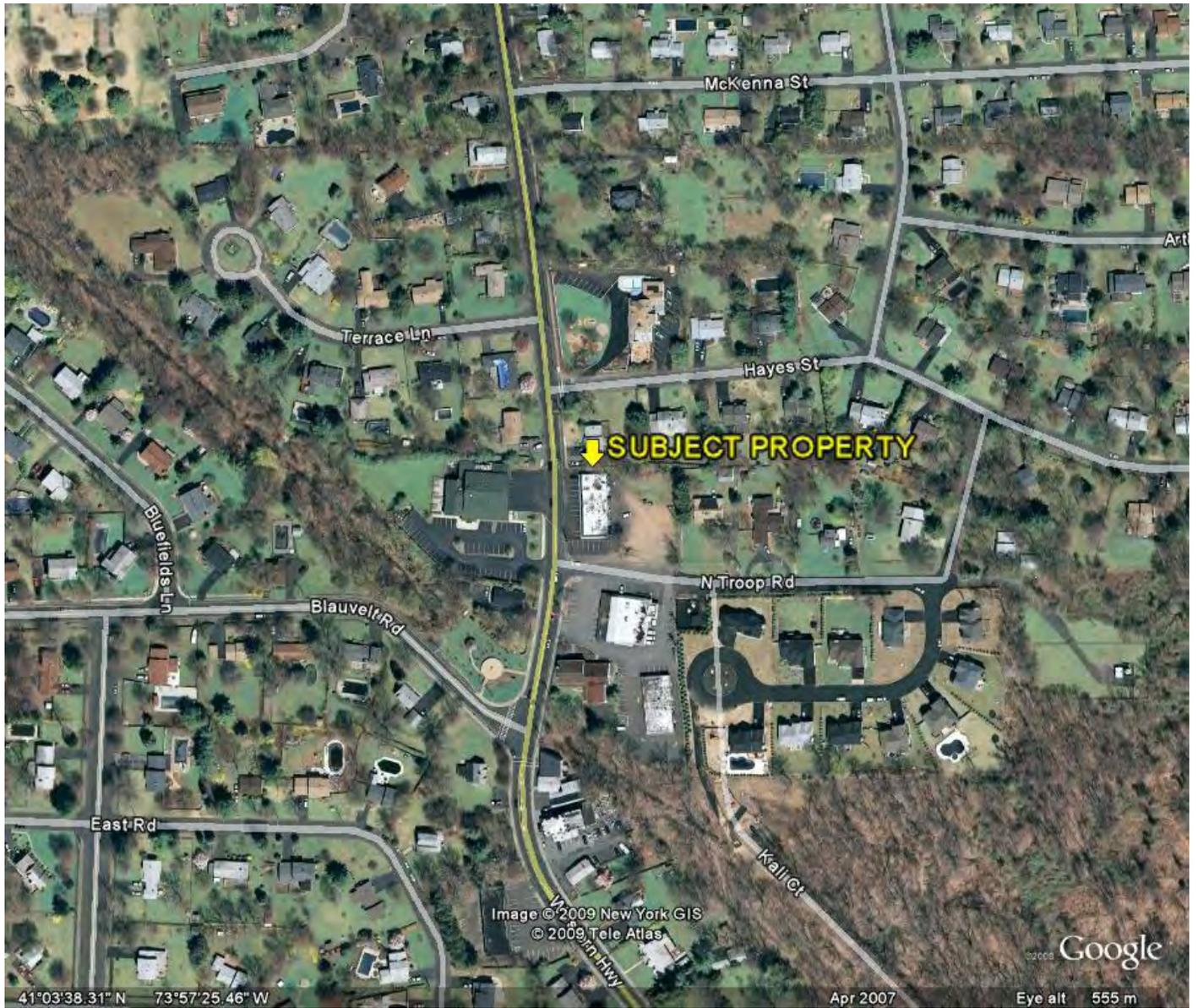


Receive Site Fact Sheets by Email

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.



Site Location Map
Blauvelt Laundry Site
549 Western Highway
Town of Orangetown
Rockland County, New York



ESI File: RO07010.50



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Legend:

- Monitoring Well Location

Monitoring Well Location

Blauvelt Laundry Site
 549 Western Highway
 Town of Orangetown
 Rockland County, New York

ESI File: RO07017.50

Scale: 40'