



FACT SHEET State Superfund Program

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Site Name: Former Damshire Cleaners
DEC Site #: 401059
Address: 1205 Central Avenue
Albany, NY 12205

Have questions? See "Who to Contact" Below

Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, October 17 at 6:00 PM at the Crossings of Colonie, 580 Albany Shaker Rd, Loudonville
NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Former Damshire Cleaners site ("site") located at 1205 Central Avenue, Albany, Albany County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information." The estimated cost to implement the remedy is \$641,000.

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

http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=401059

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from September 27 through October 27, 2017. The proposed plan is available for review at the location 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 site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy.

Air Sparge with Soil Vapor Extraction (AS/SVE)

Air sparging will be implemented to address the groundwater plume contaminated by volatile organic compounds (VOCs). VOCs will be physically removed from the groundwater and soil below the water table (saturated soil) by injecting air into the subsurface. The injected air rising through the groundwater will volatilize and transfer the VOCs from the groundwater and/or soil into the injected air. The VOCs are carried with the injected air into the vadose zone (the area below the ground surface but above the water table) where a soil vapor extraction (SVE) system designed to remove the injected air will be installed. The SVE system will apply a vacuum to a network of perforated pipes installed into the vadose zone to remove the VOCs along with the air introduced by the sparging process. The air extracted from the SVE wells will be treated as necessary prior to being discharged to the atmosphere.

Site Cover

A site cover consisting of pavement, buildings and/or one foot of soil meeting the commercial Soil Cleanup Objectives found in 6 NYCRR Part 375 will be placed site-wide. This cover will preclude direct contact with contaminated soil.

Engineering and Institutional Controls

Imposition of an institutional control in the form of an environmental easement and a site management plan, as described below, will be required. The remedy will achieve a commercial cleanup at a minimum and will include an environmental easement and site management.

The environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls;
- allow the use and development of the controlled property for commercial use;
- restrict the use of groundwater as a source of potable or process water; and
- require compliance with the Department approved site management plan.

Site Management Plan

A Site Management Plan is required, which includes 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 that the institutional and engineering controls remain in place and effective.

Summary of the Investigation

Soil

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and pesticides. Based upon investigations conducted to date, the primary contaminants of concern for the site include tetrachloroethene (PCE), trichloroethene (TCE) and cis-1,2-dichloroethene (DCE).

The soil data show the presence of soil contamination, and groundwater data confirms the presence of an on-site source. Sub-slab soil sampling was limited by a thick reinforced floor slab and debris throughout the building. The highest on-site soil concentrations in samples collected from accessible locations during the RI was PCE at 12 parts per million (ppm); above the respective unrestricted use and commercial use soil cleanup objectives (SCOs) are 1.3 ppm and 150 ppm. Soil samples obtained immediately off-site and downgradient from the site during the site characterization investigation found PCE (830 ppm) in one soil sample from below the water table. TCE was found at 12 ppm compared to its respective unrestricted and commercial SCOs of 0.47 ppm and 200 ppm.

Groundwater

Analyses of on-site groundwater samples obtained upgradient of the building and septic system did not detect concentrations of site-related contaminants.

Contaminants in on-site groundwater were present at concentrations ranging from non-detect to maximum concentrations of 970 parts per billion (ppb) of PCE, 190 ppb of TCE and 130 ppb of DCE. The higher concentrations were in the presumed area of an abandoned septic system to the east of the building.

Standing water within a sump inside the on-site building had elevated concentrations of PCE (55,000 ppb), TCE (4,000 ppb) and DCE (69,000 ppb), indicating a possible source in the area of the sump.

Groundwater directly downgradient (southwest) of the site exhibited significant site related contamination; PCE concentrations ranged from 2 to 48,000 ppb, TCE concentrations ranged from 5 to 7,900 ppb and DCE concentrations ranged from 27 to 432 ppb. The groundwater standard for each of these compounds is 5 ppb.

The chlorinated solvent plume is migrating southwesterly under Central Avenue. However, the downgradient groundwater data show a significant decrease in contaminant concentrations, indicating that the plume is naturally attenuating and dropping deeper in the aquifer.

The lack of site-related contaminants in upgradient groundwater and the elevated concentrations in downgradient points confirm that the source is on the site.

Soil Vapor

Prior to consideration as a potential State Superfund site, a soil vapor intrusion study was conducted in the on-site building on behalf of the property owner. The study detected elevated levels of chlorinated solvent contamination in the sub-slab vapor and indoor air of the vacant. Concentrations of the PCE were as high as 130,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in the sub-slab vapor and 57 $\mu\text{g}/\text{m}^3$ in the indoor air. TCE concentrations were as high as 220 $\mu\text{g}/\text{m}^3$ in sub-slab vapor.

Additional on-site soil vapor intrusion (SVI) and off-site downgradient soil vapor sampling was conducted in the spring of 2015. Sub-slab soil vapor from beneath an upgradient residence detected PCE and TCE in indoor air and sub-slab vapor. The concentrations detected were low, and it was determined that no further action was necessary to address exposures related to soil vapor intrusion. Off-site downgradient soil vapor data showed PCE at concentrations of 130 and 1,300 $\mu\text{g}/\text{m}^3$ in samples located immediately across Central Avenue (to the southwest) from the site.

Sub-slab soil vapor from beneath an upgradient residence contained PCE at low concentrations, and it was determined that no further action was necessary to address exposures related to soil vapor intrusion in this area.

Based on this data the Department requested access from the NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “feasibility study” submitted under New York’s State Superfund Program.

In May 2017, an SVI investigation was conducted in an office building east of the site at the request of a tenant. The investigation found that site related contaminants were undetectable in indoor air and sub-slab vapor.

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. A detailed design of the selected remedy will then be prepared, and the cleanup will be performed.

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

Background

Location: The 0.39 acre Former Damshire Cleaners site is located at 1205 Central Avenue in the Town of Colonie, Albany County (Tax Map No.: 53.06-06-35.1). The site is bordered by a church to the southeast, a commercial area to the northwest, a residential area to the northeast and Central Avenue and commercial and residential areas to the southwest. Patroon Creek is about 3,000 feet down gradient and southwest of the site.

Site Features: The site is currently occupied by a vacant, approximately 3600 square foot concrete-block building that is abutted by an asphalt parking lot to the northwest and southwest, a wooded area to the northeast and a grassy area and a dirt driveway to the southeast. An overhead door is present on the southeast side of the building where dry cleaning solvent was likely delivered during active operations.

Current Zoning and Land Use: The site is currently inactive and is located in a mixed residential and commercial area in the Town of Colonie. The site is zoned Neighborhood Commercial Office Residential.

Past Use of the Site: Damshire Cleaners conducted dry cleaning operations on site until approximately 2001 (records do not identify when dry cleaning operations began at the site). Several notices of violation pertaining to fugitive air emission exceedances were issued to the dry cleaning facility in 1999 through 2000. Tetrachloroethene (PCE, a dry cleaning chemical) is reported to have been leaking on the floor below dry cleaning equipment for as long as a year prior to shut down in 2001.

A fuel oil spill at the site was reported to NYSDEC’s Spill Response Program in November of 2001. Chlorinated solvent contamination was discovered in the soil during the response, which caused the spill project to remain open.

Ownership of the property was transferred in September of 2007. The current owner conducted a preliminary soil vapor intrusion study at the site in 2010. The study detected significant levels of chlorinated solvent contamination in both the sub-slab vapor and indoor air. The property owner was

not willing to conduct further investigation of the on-site soil and groundwater, which resulted in the site being referred to the New York State Superfund Program as a potential site. Additional subsurface investigation, limited to off-site areas, was conducted by the NYSDEC in 2011.

Site Geology and Hydrogeology: Overburden on the site and in the immediate area consists of silty-fine sand with clay lenses. Depth to groundwater is between 4.3 to 5.5-feet below ground surface (bgs) and flows to the southwest. The deepest well constructed during the RI was 70 feet below grade in to a thick clay layer at approximately 60 feet below grade. No bedrock was encountered during the RI.

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 to help the public stay informed.

William K. Sanford Town Library
629 Albany-Shaker Road
Loudonville, NY 12211
518-458-9274
info@colonielibrary.org

Who to Contact

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

Project Related Questions

Michael MacCabe, P.E.
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9687
michael.maccabe@dec.ny.gov

Site-Related Health Questions

Julia Kenney
New York State Department of Health
Empire State Plaza Corning Tower, Room
1787 Albany, NY 12237
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
Former Damshire Cleaners
Site Location

Former Damshire Cleaners

approximate site boundary