



FACT SHEET State Superfund Program

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

Site Name: Midtown Shopping Center
DEC Site #: 546054 Operable Units 01, 01A *
Address: 112-114 Main Street
South Glens Falls, NY 12803

Have questions? See "Who to Contact" Below

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

Public Meeting, Tuesday, 3/15/2016 at 6:00 PM
Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828
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 Midtown Shopping Center site ("site") located at 112-114 Main Street, South Glens Falls, Saratoga 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."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from February 24, 2016 through March 24, 2016. 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.

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:

Summary of the Remedy for OU 01:

The proposed remedy, selected by the NYSDEC and New York State Department of Health (NYSDOH), is referred to as the In-situ Chemical Oxidation (ISCO) and underground storage tank (UST) removal remedy.

*Operable Unit: An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

This remedy will treat contaminated groundwater by injecting a chemical oxidant into the shallow groundwater to break down the identified dry cleaning related chlorinated solvents, tetrachloroethylene (PCE), trichloroethene (TCE), and 1,2-cis-dichloroethene (DCE), collectively referred to as CVOCs. The removal of the tank will facilitate a more thorough treatment of the source area. The primary area of treatment will be about 2,500 square feet, taking in the identified source area.

By treating the highest contamination, the remedy will eliminate the source of further groundwater contamination minimizing future offsite impacts. It is anticipated that the removal of the source will result in the attainment of groundwater standards, both on and off site, over time.

The remedy proposed for the site includes:

- In-Situ Chemical Oxidation to treat contaminated groundwater;
- Vapor mitigation to address any identified future vapor impacts to on or offsite structures;
- Underground storage tank removal;
- Maintenance of existing vapor mitigation systems;
- Groundwater, soil vapor and indoor air monitoring to assess the effectiveness of the remedy and identify any potential vapor exposures;
- Environmental easements to require the site owner to maintain the current surface cover system and restrict groundwater use without treatment approved by the NYSDOH;
- Periodic certifications that required engineering controls and environmental easements are in place.

Summary of the Remedy for OU 01A:

The Interim Remedial Measure (IRM) action conducted at potentially impacted properties consisted of the installation of Sub-slab Depressurization Systems (SSDS). These systems are similar in nature to radon mitigation systems which extract vapors from beneath structures to prevent them from impacting indoor air.

Summary of the Investigation for OU 01:

A Remedial Investigation (RI) was conducted to determine the nature and extent of contamination at the site. RI activities included the collection and analysis of soil, groundwater, soil vapor, and air samples. In addition a geophysical survey, ground penetrating radar and magnetic survey, was conducted on the site to identify underground utilities and structures.

Site related contaminants found included several dry cleaning related chlorinated solvents, collectively referred to as CVOCs.

CVOCs from the site were determined to have impacted groundwater and soil vapor and to a

limited extent subsurface soil at the site. The groundwater and soil vapor impacts extend to south and to the west of the source. The identified source area (highest concentrations) is localized immediately behind the former dry cleaners under the paved ally and parking lot.

The RI identified site related contamination in groundwater and soil vapor at sufficient levels to warrant a remedial action at the site. Additionally, an abandoned underground fuel tank was located in the source area.

A Feasibility Study (FS) was prepared to screen various technologies and processes to address the identified contaminants of concern (COCs) at the site.

More extensive details of the results of the investigation are presented in RI and FS reports and the Proposed Remedial Action Plan (PRAP) available for review at the document repositories identified below.

Summary of the Investigation for OU 01A:

As part of the remedial investigation of site contamination it was determined that the potential existed for site contamination, chlorinated solvents, to impact nearby structures through migration of vapors.

In order to determine the need for further action, a soil vapor intrusion (SVI) survey was conducted at nearby structures. The results of the study were compared with NYS Department of Health guidance and it was determined that systems to mitigate the potential for exposure were warranted at several offsite locations. They were installed as an Interim Remedial Measure (IRM).

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.

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 Midtown Plaza site is located in a suburban area of Saratoga County, NY. The site address is 112-114 Main Street, South Glens Falls at the intersection of Saratoga Avenue and Main Street.

Site Features: The main site feature is a shopping plaza (strip mall) that consists of a building with retail sales, including a former dry cleaner and associated paved parking and access roadways. The site is the former dry cleaners, the two adjacent retail spaces and the paved alleyway to the south.

Current Zoning/Use: The site itself is commercial/retail use. To the south and west of the site are residential properties with commercial operations to the immediate south, east, and north.

Past Use of the Site: The second commercial retail unit from the east end of the plaza was the location of the Aroxy Cleaners from the 1990s through the end of 2008. It appears that operations at this establishment resulted in soil and groundwater contamination with tetrachloroethylene.

Third party investigations were conducted at the site on the behalf of plaza owner(s)/manager(s) in 1998 and 2008. These resulted in the discovery of site contamination. Based on this, the plaza owner had a soil vapor mitigation system installed in three of the units of the shopping center, the former dry cleaner location and the retail space on either side of it.

Site Geology/Hydrology: The groundwater flow direction in the shallow aquifer is primarily to the west across the site. The exception to this is at the eastern end of the site where a groundwater divide was identified with a lesser south-southwest component to the flow direction. Shallow groundwater was encountered between 6 and 17 feet below grade across the site. The deeper till aquifer had a flow direction to the south-southeast with groundwater encountered between 15 and 19 feet below grade.

Native material encountered during the installation of monitoring wells is a glacial lacustrine unit consisting primarily of fine to medium sands with a trace of silt which transition sharply to a finer unit consisting of silty clay with shallow groundwater in the suspected source area being encountered at the interface between the sand and clay units. Bedrock was not encountered during well installation.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=546054>

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.

NYSDEC
Attn: Michael DiPietro
232 Golf Course Road
Warrensburg, NY 12885-0220
Phone: (518) 623-1236
(michael.dipietro@dec.ny.gov)

Crandall Library
251 Glen Street
Glens Falls, NY 12801
Phone: (518) 792-6508

Who to Contact

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

Project Related Questions

Michael DiPietro
Department of Environmental Conservation
Division of Environmental Remediation
232 Golf Course Road
Warrensburg, NY 12885-0220
518-623-1236
michael.dipietro@dec.ny.gov

Site-Related Health Questions

Greg Rys
New York State Department of Health
5665 NYS Route 5
Herkimer, NY 13350
(315) 866-6879
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.

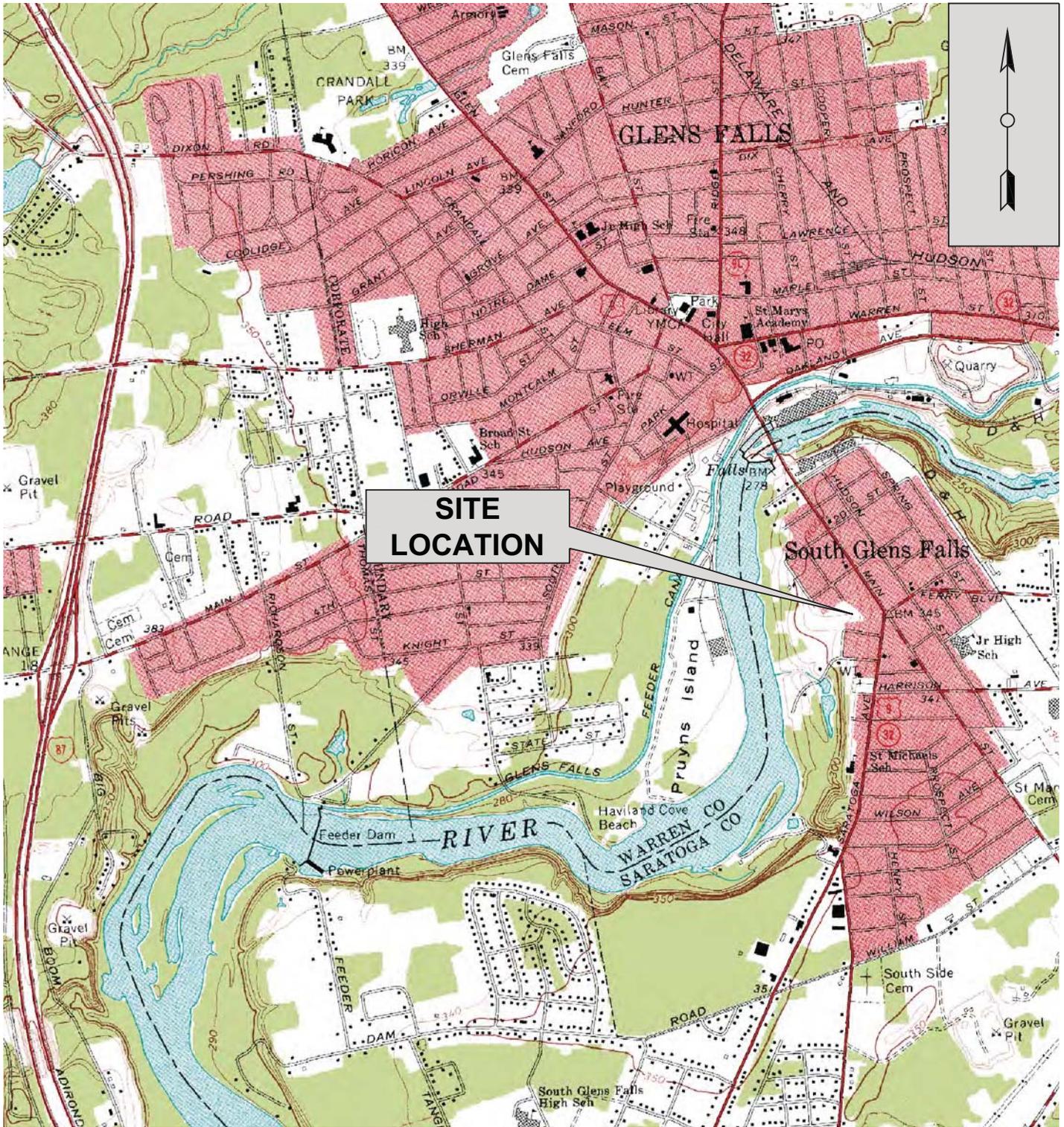
Receive Site Fact Sheets by Email

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.



MAP REFERENCE:
GLENS FALLS, NY USGS 15 MINUTE QUADRANGLE



NYSDEC SITE # 5-46-054
MIDTOWN SHOPPING CENTER
SOUTH GLENS FALLS, NY
Project No.: 60241403 DATE: DECEMBER 2014

SITE
LOCATION
MAP



Figure 1