



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Flamingo Cleaners
DEC Site #: C360078
Address: 149 North Avenue
New Rochelle, NY 10801

Have questions?
See
"Who to Contact"
Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Flamingo Cleaners site ("site") located at 149 North Avenue, New Rochelle, Westchester County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

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=C360078>

The cleanup activities were performed by the Brownfield Cleanup Program (BCP) applicant with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

1. Removal of an approximately 20 feet by 30 feet section of concrete slab in the basement of the former dry cleaners and excavation of approximately 60 tons of contaminated soil to a depth up to 2.7 feet underneath. Soils were managed and disposed properly off-site. Approximately 30,000 gallons of water were removed from the excavation, treated, and sampled before permitted discharge to the municipal sanitary sewer system.

2. In-situ (in place) chemical oxidation (ISCO) using a persulfate-ferrous iron blend oxidant was implemented to treat groundwater at the site. ISCO is a technology used to treat chlorinated ethene compounds in the soil and the groundwater. The oxidant was injected into the subsurface via ten injection points in the footprint of the prior excavation. As oxidant comes into contact with the contaminant, an oxidation reaction occurs that breaks down the contaminant into relatively benign compounds such as carbon dioxide and water.

3. Use of a site cover at the site which allows for restricted residential use. The cover system consists of the current site building which will remain in use on the site, in addition to small areas of concrete sidewalk on the northern and western site boundaries.

4. The continuing operation of the installed sub-slab depressurization system which is used to prevent potentially harmful vapors from infiltrating into the building from the soils beneath.
5. The implementation of a Site Management Plan (SMP) which includes both a monitoring plan and an institutional and engineering control plan for the site. Institutional Controls (ICs) are legally enforceable restrictions placed on a property to assure that the remedy remains effective and safe. Engineering controls (ECs) are physical methods by which a remedy's effectiveness is ensured to remain protective of human health and the environment.

The ICs at this site are the imposition of an environmental easement which restricts the use of the site to commercial and industrial uses, prohibits the use of groundwater, prohibits agriculture on-site, and requires compliance with the SMP.

The ECs at this site are the site cover and the continuing use of a sub-slab depressurization system.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The Flamingo Cleaners site is located in an urban area of New Rochelle, Westchester County, at the southeastern corner of the intersection of Clinton Place and North Avenue.

Site Features: The site is a one-story commercial building with a full basement. The building is divided into four tenant spaces which include a bar/lounge, beauty salon, and two vacant spaces that previously housed a travel agency and a dry-cleaner.

Current Zoning/use(s): The site consists of four retail spaces, two of which are currently occupied. The site is zoned for commercial use. The surrounding land uses include parking lots, commercial establishments, a residential apartment complex, a medical center, and a church. The dry cleaning operation is no longer active and the space is currently vacant.

Historical Uses: The existing building was constructed in 1941 and used for retail. Flamingo Cleaners began dry cleaning operations in 1958, and ran until 2005 when all dry-cleaning equipment was removed. Site contamination is a result of the former dry cleaner operations from improper management, disposal, and leaks of tetrachloroethylene (PCE).

Prior completed investigations include a Phase I Investigation in October of 2003 and a Phase II Investigation completed in March of 2004. The Volunteer entered into a Brownfield Cleanup Agreement in April 2005. A Decision Document was issued in March 2012 for a remedy involving source soil removal and in situ chemical oxidation treatment of groundwater.

Based on the extent of the site contamination, a referral to State Superfund for an off-site investigation was completed in December 2007. The groundwater plume was found to be isolated to immediately behind the building and little to no off-site impacts were noted in groundwater, soils, nor in soil vapor.

Site Geology/hydrogeology: The site is underlain by glacial till which sits atop highly weathered bedrock. Bedrock ranges from 5 - 22 feet below ground surface. The water table is between 5 - 11 feet below ground surface. Groundwater flow direction dominantly to the south-southeast toward Long Island Sound, however, site specific groundwater flow direction is radial, and seasonally affected.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

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

New Rochelle Public Library
Attn: Tom Geoffino
1 Library Plaza
New Rochelle, NY 10801
phone: 914-632-7878

NYSDEC Region 3
Attn: Sarah Shepard
21 S. Putt Corners Rd
New Paltz, NY 12561
phone: 845-256-3154

Who to Contact

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

Project Related Questions

Kiera Thompson
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
kiera.thompson@dec.ny.gov

Site-Related Health Questions

Anthony Perretta
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower Room 1787
Albany, NY 12237
518-402-7880
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.

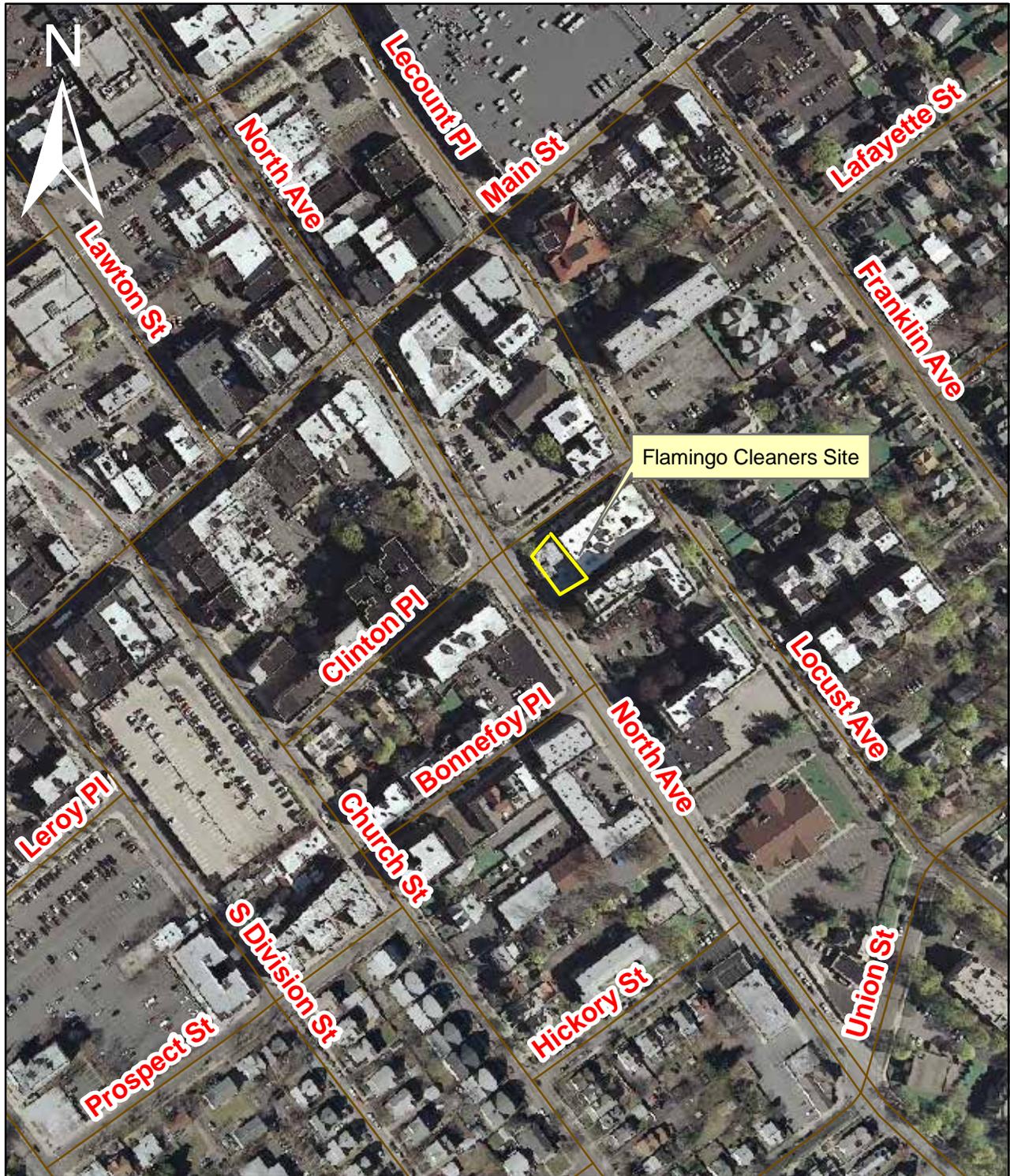
Receive Site Fact Sheets by Email

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.



0 87.5 175 350 525 700 Feet

Figure 1: Site Location Map
Flamingo Cleaners, New Rochelle
Westchester County, New York