

## Public Meeting Invitation

**Monday,  
March 3, 2008  
7:00 p.m. to 9:00 p.m.**

Oceanside Public Library  
30 Davison Avenue  
Oceanside, NY 11572  
(516) 766-2360

The New York State Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the proposed remedy for the Railroad Dry Cleaners Site and the Hercules Machine Sales Company Site. At the meeting, representatives from the NYSDEC and NYSDOH will:

- Describe results of the site investigations;
- Explain the proposed remedy;
- Answer your questions about the remedy;
- Receive your verbal or written comments about the proposal.

### **PUBLIC COMMENT PERIOD**

**From:** February 19, 2008  
**To:** March 20, 2008

# FACT SHEET

RAILROAD DRY CLEANERS SITE  
SITE No. 130066  
3180 Lawson Boulevard  
Oceanside, NY 11752

February 15, 2008

## Remedy Proposed for the Railroad Dry Cleaners Site

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### Public Meeting, Comment Period Announced

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The New York State Department of Environmental Conservation (NYSDEC/Department), working cooperatively with the New York State Department of Health (NYSDOH), has proposed a remedy designed to address contamination identified at the Railroad Dry Cleaners Site in Oceanside, New York (*see location map on page 6*). A remedy has also been proposed for the Hercules Machine Sales Company site just south of the Railroad Dry Cleaners site. Please see the accompanying fact sheet for details on this site.

**The Proposed Action:** Highlights of the proposed remedy include soil vapor extraction to clean up contaminated soil and extraction and treatment to remediate contaminated groundwater. This proposal is described in the site's Proposed Remedial Action Plan (PRAP). The PRAP was developed following a detailed investigation of the site. The PRAP evaluates different options to clean up the site and presents the alternative preferred by the NYSDEC and NYSDOH.

*See pages 2 through 4 of this fact sheet for a summary of the PRAP, site background, and summary of the site investigation. The full PRAP is available for your review at the document repositories listed on page 4.*

**Your Opportunities to Comment on the Proposed Remedy:** Release of the PRAP begins a process to finalize selection of the remedy for the site. Your comment and input about the proposed remedy are important and encouraged.

Your oral and written comments about the PRAP are welcome at the **public meeting** (see sidebar) and during a **public comment period** which runs until March 20, 2008. Written comments also may be mailed until the end of the comment period to:

Jeffrey Dyber  
NYSDEC, Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233-7015

**What Happens Next:** All comments received during the public comment period will be considered as the remedy for the Railroad Dry Cleaners site is finalized. Public input will be factored into the record of decision (ROD) which will describe the remedy selected and why it was chosen. NYSDEC will respond to comments in a responsiveness summary included in the ROD.

## Site History

The Railroad Dry Cleaners ("Railroad") site has been used as a dry cleaner since the early 1960's. During this time, tetrachloroethene (PCE) was used in the dry cleaning operations. In 1988, a 550-gallon fuel oil underground storage tank (UST) was removed from the rear of the Railroad site, purportedly approximately five feet north of the property line with the neighboring Hercules Machine Sales Company ("Hercules") site. A soil sample in the excavation at the soil-groundwater interface contained PCE levels exceeding the New York State soil cleanup standard.

From 1989-1990, the property owner's consultant sampled the soil and groundwater at the site under the oversight of the Nassau County Department of Health (NCDOH). Maximum PCE concentrations in soil and groundwater exceeded cleanup levels by several orders of magnitude. The Remedial Investigation (RI) Report and the PRAP contain additional site history details. These reports can be reviewed at the document repositories listed below.

## Site Investigation

The RI included collecting and analyzing soil, groundwater, soil vapor and air samples. Subsurface soil samples were obtained beneath and around the on-site building. Groundwater samples were obtained on-site and off-site using direct push sampling and standard and multi-level monitoring wells. Soil vapor samples were taken off-site to determine the extent of the soil vapor plume. Subslab vapor, indoor air and outdoor air samples were obtained at off-site buildings to evaluate the presence of existing or potential indoor air impacts. All samples were analyzed for volatile organic compounds (VOCs).

The results of the RI revealed that on-site soil and on-site and off-site groundwater are contaminated at levels exceeding cleanup levels. The RI results also indicated that soil vapor intrusion has impacted the building on the neighboring Hercules site. Refer to the RI Report and the PRAP in the document repositories listed below for additional details.

## Summary of Proposed Remedial Action

The Railroad site is located on the southwest corner of Lawson Boulevard and Weidner Avenue in the Town of Hempstead, Nassau County. The site is located in a suburban area and is 0.092 acres in size. An active dry cleaner is located in the on-site building.

The PRAP identifies the remedy preferred by the NYSDEC and NYSDOH to remediate the VOC contamination in soil, groundwater and soil vapor. The proposed alternative was chosen following a detailed investigation of the site and evaluation of alternatives for remediating the contamination.

The elements of the proposed remedy include:

1. A remedial design program would be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program.
2. A soil vapor extraction system would be installed to remediate on-site soil contamination. Horizontal vapor extraction wells would be installed beneath the site. The wells would pull volatile vapors from the soil through the vapor extraction wells and treat the vapors using activated carbon, if needed. Any water that the system entrains would be pumped to the treatment system for the groundwater extraction and treatment system.
3. The asphalt and concrete pavement and buildings at the site would be maintained to prevent infiltration through the contaminated soil.
4. The wall between the on-site building and the adjacent building on the Hercules site would be sealed to prevent vapors from migrating from the Railroad site to the neighboring Hercules site.
5. Groundwater extraction and treatment would be used to remediate the plume. Contaminated groundwater would be pumped from extraction wells to an aboveground treatment system

- using submersible pumps. An air stripper would treat the groundwater by transferring the contaminants from the groundwater to an air stream. Depending on the contaminant levels in the air stream, the air stream may be treated using activated carbon before being discharged to the atmosphere. Activated carbon may also be used to treat the water leaving the air stripper before the water is discharged to the storm sewer.
6. A field inspection at all properties above the plume to search for indications of private water wells will be done. If any private water wells are found above the plume, the property owner would be contacted with information about the groundwater contamination below his/her property and the risks of continued use of the private well, and would be offered sampling.
  7. Sub-slab vapor, indoor air and outdoor air samples would be obtained at about five off-site buildings that were not sampled during the Remedial Investigation. After receiving the results of the sampling, action would be taken at these properties in accordance with the NYSDOH vapor intrusion guidance, and conduct additional soil vapor intrusion investigations as needed.
  8. Imposition of an institutional control in the form of an environmental easement that would require (a) compliance with the approved site management plan; (b) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; (c) the property owner to complete and submit to the Department a periodic certification of institutional and engineering controls; and (d) limiting the use and development of the property to commercial use, which would also permit industrial use.
  9. Development of a site management plan which would include the following institutional and engineering controls: (a) management to restrict excavation below the pavement or buildings. Excavated soil would be tested, properly handled to protect the health and safety of workers and the nearby community, and would be properly managed in a manner acceptable to the Department; (b) monitoring of groundwater; and (c) provisions for the continued proper operation and maintenance of the components of the remedy.
  10. The property owner would provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal would: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that would impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.
  11. The operation of the components of the remedy would continue until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable or not feasible.

### **Costs and Funding for the Site Remedy**

The total present worth to construct and implement the proposed remedy is estimated at \$4,900,000. The responsible parties will be given the opportunity to implement the final remedy; however, the site will be cleaned up using state superfund money if the responsible parties are unable or unwilling to implement the remedy.

## Health Issues

The volatile organic dry cleaning chemicals associated with the Railroad Dry Cleaners site are known to have negative health effects on humans. However, health problems are only possible if someone comes in direct contact with these chemicals. The most likely way for this contact to happen is if the chemical is in the air that a person breathes, in the water that they drink, or in the foods that they eat. Exposure can also occur if the chemical gets on the skin.

The dry cleaning chemicals from Railroad Dry Cleaners have contaminated soil, groundwater and soil vapor immediately beneath the site, and this contamination is moving off-site with the groundwater.

Contamination from the site does not currently affect drinking water because there are no public water supply wells located in the plume area, and because public water is supplied to homes and businesses in the Town of Hempstead. Public water is regularly tested to determine if supply wells are contaminated, and treated to remove contaminants if necessary.

Skin contact with contaminated groundwater or soil is an exposure concern for people working in

excavations within areas of the plume that have high amounts of the chemicals near the ground surface. This is a concern primarily on the Railroad site, and will be addressed by a site management plan.

The air in homes and businesses located above the contamination can be affected if chemicals move through air spaces in the soil, and then into buildings. This pathway for exposure is known as soil vapor intrusion, and in some circumstances this pathway can result in chemical contact at levels that can cause health problems. Seven buildings have so far been evaluated for soil vapor intrusion. The only building where soil vapor intrusion was found to be occurring is the neighboring Hercules Machine Sales building, and measures will be taken to ensure that levels of PCE and trichloroethene (TCE) in the building are reduced to levels below New York State guidance values. More homes in the area will be evaluated to verify that soil vapor intrusion is not occurring. Measures will be taken by the State to control vapor intrusion at homes found to have indoor air levels of PCE and TCE above guidance values if the soil vapor intrusion is due to contamination originating at the Railroad site.

**Document Repositories:** *To review the complete PRAP and other site information:*

Oceanside Library  
30 Davison Avenue  
Oceanside, NY 11572  
(516) 766-2360  
Hours: Monday through Friday - 9:30  
a.m. to 9 p.m.  
Saturday - 9:30 a.m. to 5 p.m.  
Sunday - 12 p.m. to 5 p.m.

NYSDEC Region 1  
State University of New York at  
Stony Brook  
50 Circle Road  
Stony Brook, NY 11790-3409  
(631) 444-0350  
Hours: 8:30 a.m. to 4:45 p.m.

NYSDEC  
625 Broadway  
Albany, New York 12233-7015  
Contact: Jeffrey Dyber  
Phone: (518) 402-9621  
Hours: Mon-Fri 8:30 am - 5:00 pm

***For More Information:*** Call or write the following staff for more information about:

**Meeting/Comment Period/  
Technical Information:**  
Jeffrey Dyber, Project Manager  
NYSDEC  
625 Broadway  
Albany, New York 12233-7015  
Phone: (518) 402-9621  
E-mail:  
jldyber@gw.dec.state.ny.us

**Health-Related Information:**  
Steven Karpinski  
NYSDOH  
Flanigan Square  
547 River Street  
Troy, New York 12180-2216  
Phone: (800) 458-1158 ext.  
27880

**Citizen Participation:**  
Bill Fonda  
NYSDEC Region 1  
State University of New York at  
Stony Brook  
50 Circle Road  
Stony Brook, NY 11790-3409  
Phone: (631) 444-0350

FIGURE 1



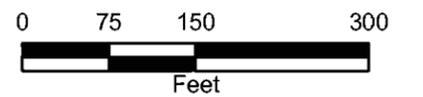
Legend

Monitoring Well Locations



RAILROAD DRY CLEANERS  
OCEANSIDE, NEW YORK

SITE LOCATION MAP



September 2007  
Figure 6-1\_A.mxd