

Figure 16. Schematic Diagram of Alternative 3 A/B

- Environmental easement
- Asphalt cover and maintenance
- Ground water monitoring
- Indoor air monitoring
- Indoor air mitigation (via soil vapor extraction)
- Source Area soil vapor extraction (SVE)
- Plume Area A ground water extraction
- Plume Area A ground water treatment
- Treated ground water storm sewer discharge
- Plume Area B ground water MNA (3A)
- Plume Area B ground water extraction (3B)
- Plume Area B ground water treatment (3B)

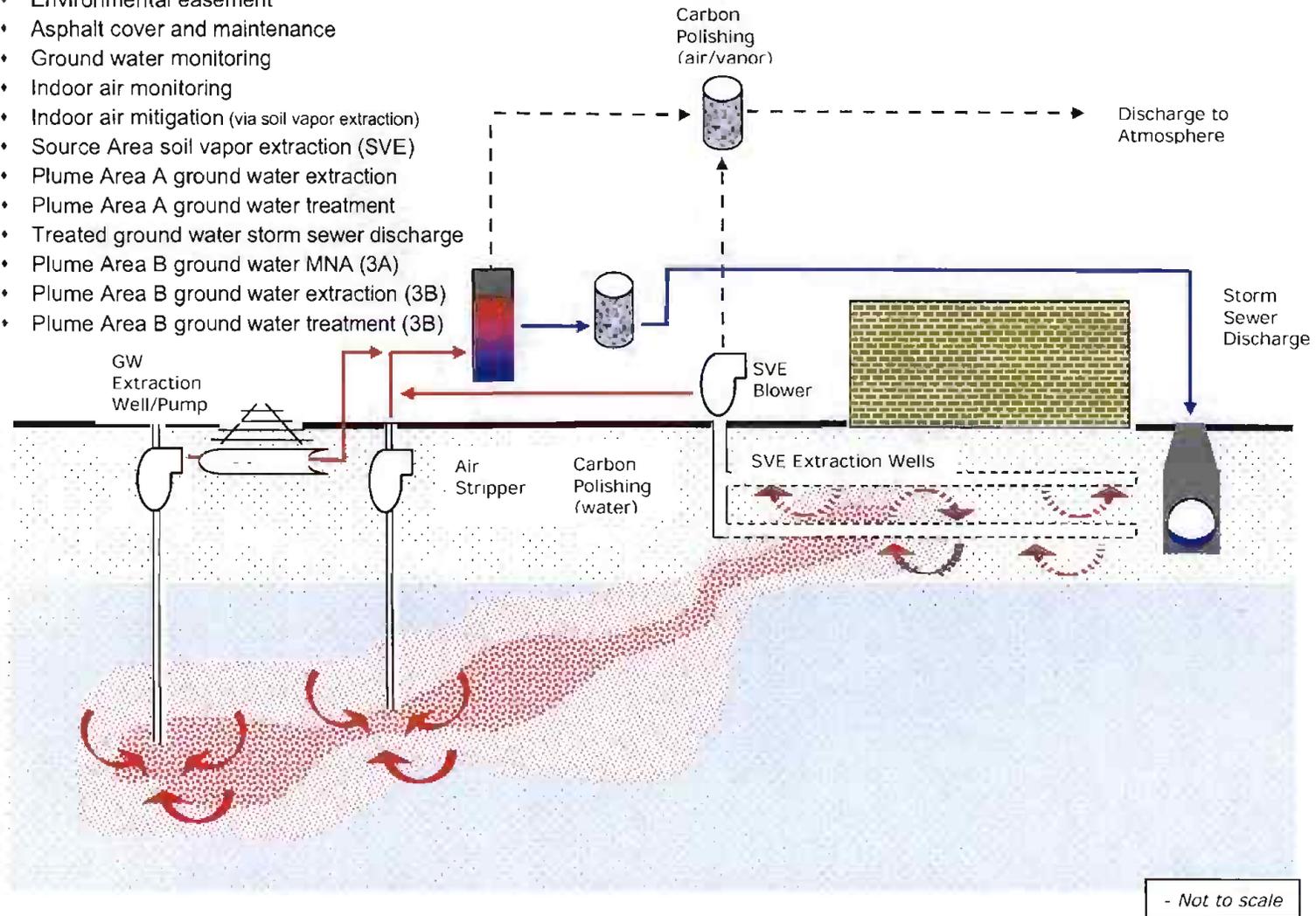
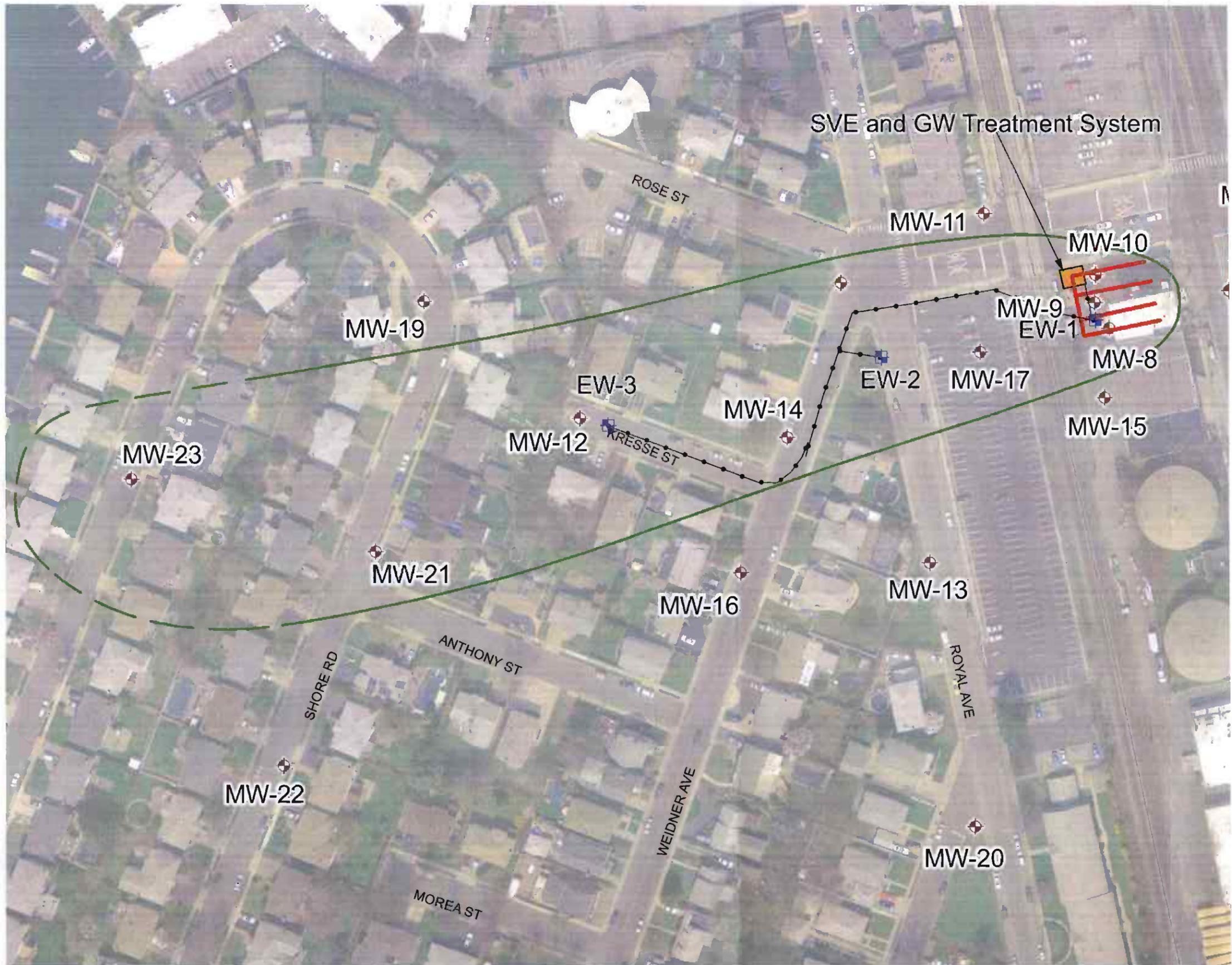


FIGURE 17

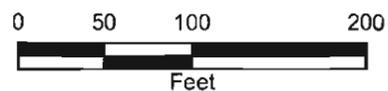


**Legend**

-  Proposed Extraction Wells
-  Ground Water Extraction Piping
-  SVE
-  Monitoring Well Locations
-  Extent of COCs Above GW Standards
-  SVE and GW Treatment System

RAILROAD DRY CLEANERS  
OCEANSIDE, NEW YORK

**ALTERNATIVE 3A  
CONCEPTUAL PLAN**



Revised January 2008

FIGURE 18

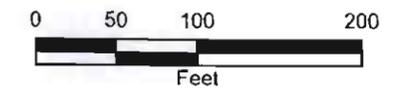


Legend

- Proposed Extraction Wells
- Ground Water Extraction Piping
- SVE System
- Monitoring Well Locations
- Extent of COCs Above GW Standards
- SVE and GW Treatment System

RAILROAD DRY CLEANERS  
OCEANSIDE, NEW YORK

ALTERNATIVE 3B  
CONCEPTUAL PLAN



November 2007

Figure 19. Schematic Diagram of Alternative 4 A/B

- Environmental easement
- Asphalt cover and maintenance
- Ground water monitoring
- Indoor air monitoring
- Indoor air mitigation (via sub-slab depressurization)
- Plume Area A ground water extraction
- Plume Area A ground water treatment
- Treated ground water storm sewer discharge
- Plume Area A ground water MNA (4A)
- Plume Area B ground water extraction (4B)
- Plume Area B ground water treatment (4B)

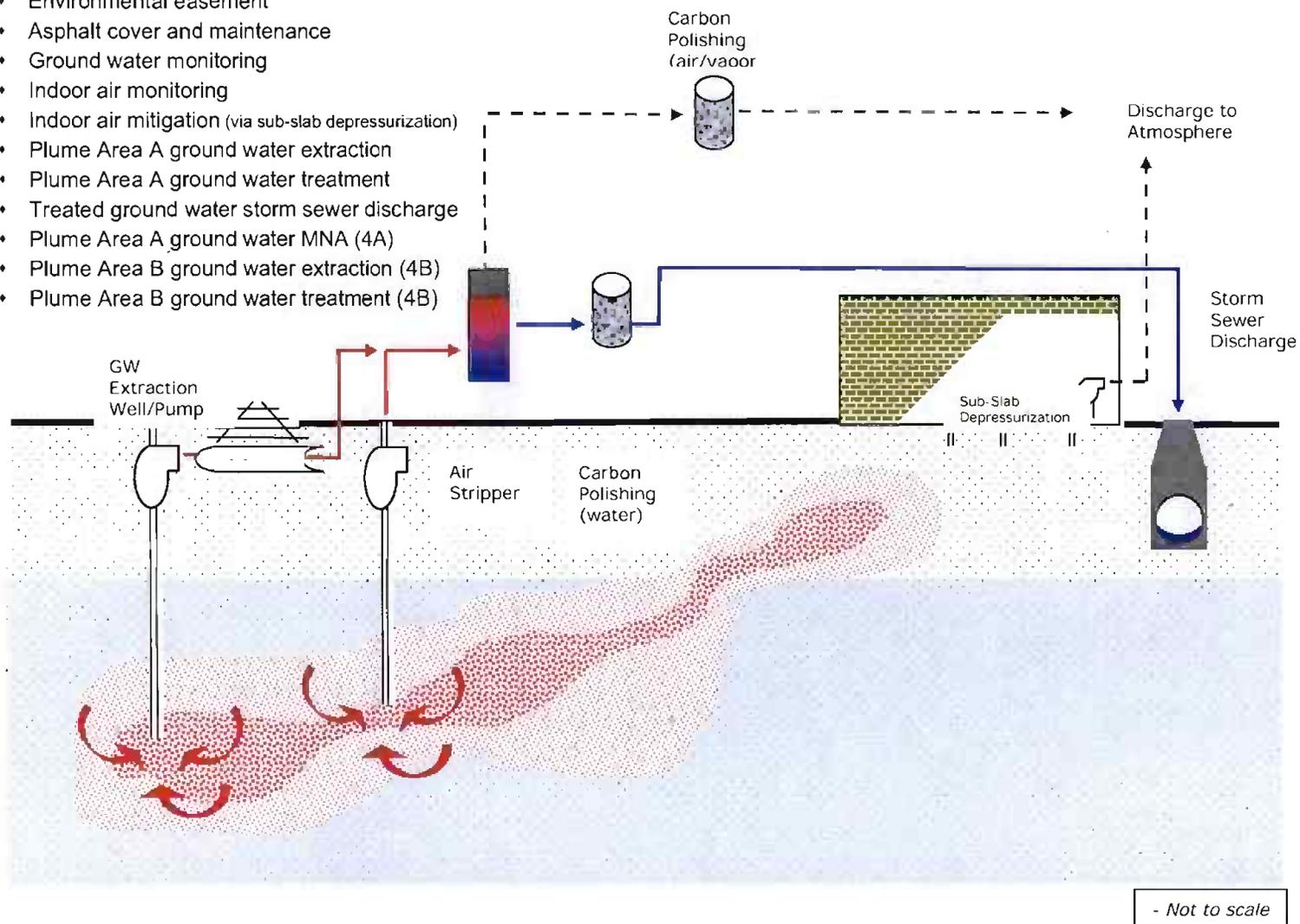


FIGURE 20

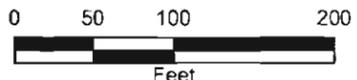


Legend

-  Proposed Extraction Wells
-  Ground Water Extraction Piping
-  Monitoring Well Locations
-  Extent of COCs Above GW Standards
-  GW Treatment System

RAILROAD DRY CLEANERS  
OCEANSIDE, NEW YORK

ALTERNATIVE 4A  
CONCEPTUAL PLAN



November 2007

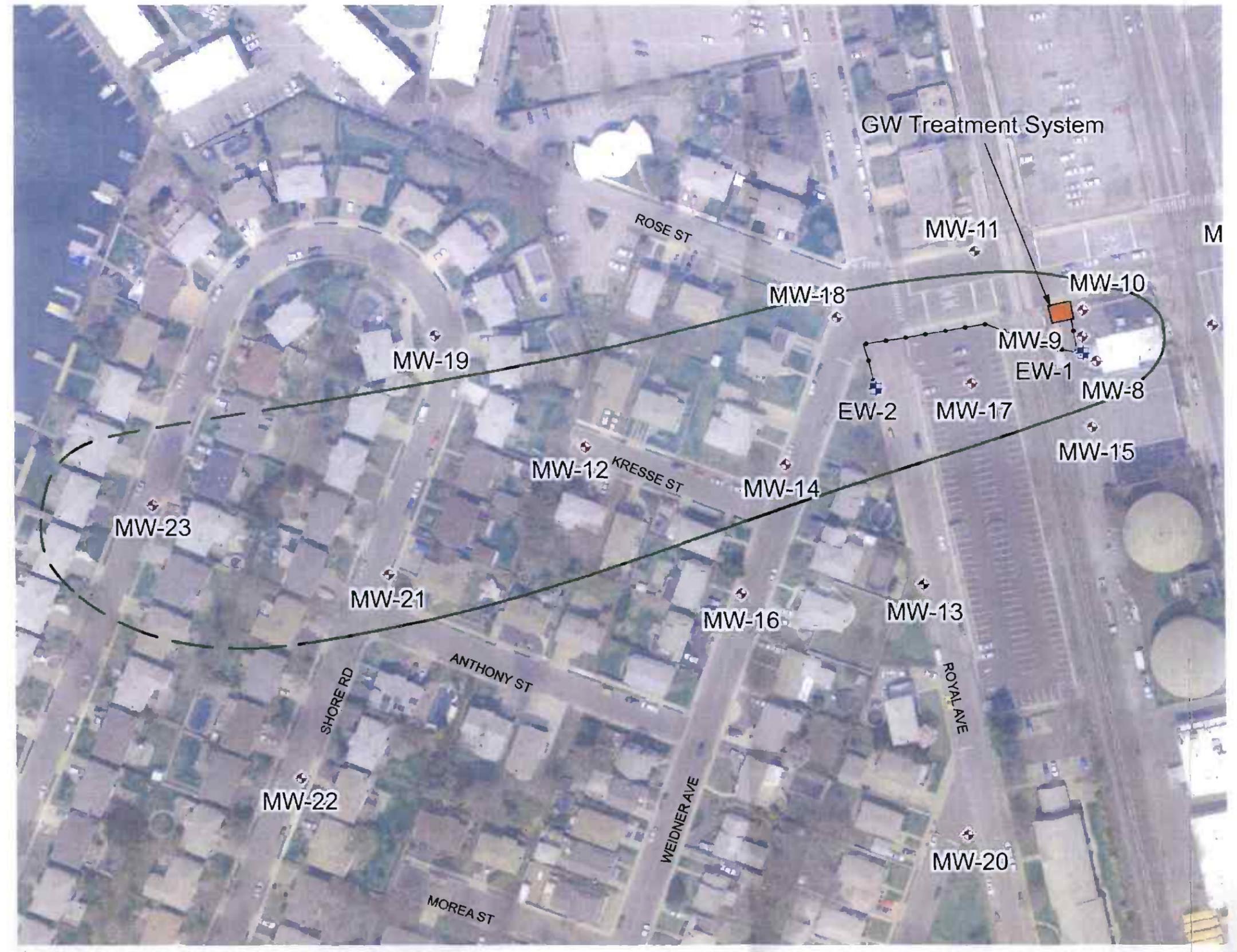




FIGURE 21

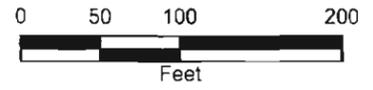


Legend

- Proposed Extraction Wells
- Ground Water Extraction Piping
- Monitoring Well Locations
- Extent of COCs Above GW Standards
- GW Treatment System

RAILROAD DRY CLEANERS  
OCEANSIDE, NEW YORK

ALTERNATIVE 4B  
CONCEPTUAL PLAN



November 2007

This document was developed in color. Reproduction in BW may not represent the data as intended.

Adapted from: NYS Statewide Digital Orthoimagery Program - 2004 Annual Lot, Nassau County; NYS GIS Clearinghouse

# **APPENDIX A**

## **Responsiveness Summary**

# RESPONSIVENESS SUMMARY

## Railroad Dry Cleaners Site Town of Hempstead, Nassau County, New York Site No. 130066

The Proposed Remedial Action Plan (PRAP) for the Railroad Dry Cleaners site, was prepared by the New York State Department of Environmental Conservation (the Department) in consultation with the New York State Department of Health (NYSDOH) and was issued to the document repositories on February 19, 2008. The PRAP outlined the remedial measure proposed for the contaminated soil, groundwater and soil vapor at the Railroad Dry Cleaners site.

The release of the PRAP was announced by sending a notice to the public contact list, informing the public of the opportunity to comment on the proposed remedy.

A public meeting was held on March 3, 2008, which included a presentation of the Remedial Investigation (RI) and the Feasibility Study (FS) as well as a discussion of the proposed remedy. The meeting provided an opportunity for citizens to discuss their concerns, ask questions and comment on the proposed remedy. These comments have become part of the Administrative Record for this site. The public comment period for the PRAP ended on March 20, 2008.

This responsiveness summary responds to all questions and comments raised during the public comment period. The following are the comments received, with the Department's responses:

**COMMENT 1:** Is the Department aware that serious flooding occurred in the homes in the vicinity of the site a couple of years ago. We had about two feet of water in our basements. Could we have been exposed to contaminants during the flooding?

**RESPONSE 1:** The Department was not aware of the previous flooding in the vicinity of the site. Even if we were aware of the previous flooding, we cannot determine whether residents were exposed to site-related contaminants during the flood.

**COMMENT 2:** Have area residents been exposed to contamination during the 15 years since the contamination was discovered?

**RESPONSE 2:** Based on the information that has been gathered over the time since the contamination was discovered, there have been no confirmed exposures to site related chemicals by residents whose homes are located over the plume area, or near the two sites. The only exposure that could occur is through the use of a private well that is drawing water from the contaminated aquifer. We are currently not aware of any private wells that are in use within the plume area.

**COMMENT 3:** I believe that my neighbor has a private well. What do I do?

**RESPONSE 3:** Encourage your neighbor to contact the Department's project manager.

**COMMENT 4:** Are children playing in the back yards of nearby residences at risk? Our children often play in the sand and dirt.

**RESPONSE 4:** There are no known exposure pathways that would present a risk to children playing in a yard that is located over the plume area.

**COMMENT 5:** Has the contamination affected wildlife such as clams and fish? Could residents be exposed to PCE through contaminated food such as locally caught fish and shellfish?

**RESPONSE 5:** During the remedial investigation, the Department determined that it is unlikely that the site related contamination has affected the East Rockaway Channel. The Department issues general sportfish advisories on its website.

**COMMENT 6:** Will a sign be posted to warn people that the site is contaminated?

**RESPONSE 6:** There are no exposure pathways associated with the two sites that require posting of warning signs, therefore, no signs will be posted.

**COMMENT 7:** Several years ago, the Attorney General went after dry cleaners to cease using PCE.

**RESPONSE 7:** It is legal for dry cleaners to use PCE as long as they follow local, state and federal laws and regulations.

**COMMENT 8:** Will I get sick if I use Railroad Dry Cleaners for my dry cleaning?

**RESPONSE 8:** The levels of tetrachloroethene in air at dry cleaning establishments where tetrachloroethene is used as a cleaning agent can be expected to be higher than the levels in buildings and/or businesses that do not use the chemical. People working in dry cleaning establishments may experience occupational exposure to tetrachloroethene. These are considered chronic exposures because they occur repeatedly and for a long period of time. Chronic exposures to any chemical may increase the chances for a person to experience adverse health effects. However, the short term contact with tetrachloroethene that the general population experiences when entering a dry cleaning establishment to conduct transactions does not generally present a significant hazard.

**COMMENT 9:** Does wearing dry-cleaned clothing expose us to PCE? Are we exposed to unsafe amounts of PCE if we wear this clothing?

**RESPONSE 9:** When clothes are brought home from the dry cleaners they may release small amounts of tetrachloroethene into the air. The full significance to human health of these exposures to small amounts of tetrachloroethene is unknown, but based on information we have to date, the health risks appear to be limited.

Tetrachloroethene levels in indoor air have been found to be from 2 to 30 times greater than levels before dry cleaned garments were brought into a home. The amount of this increase is closely related to the number of dry cleaned garments brought into the house, the size of the area where the

garments are stored, and how recently they were cleaned. Some people are extremely sensitive to chemical exposures at very low levels, and these individuals could experience adverse reactions when handling or coming in contact with dry cleaned clothing.

**COMMENT 10:** What does sampling of a home for vapor intrusion entail?

**RESPONSE 10:** The Department obtains subslab vapor, indoor air and outdoor air samples to determine if a structure is impacted. The subslab vapor sample involves drilling a small hole beneath the slab of the building and inserting a tube into the hole to collect the sample. The hole is repaired after sampling is complete. The samples are collected using vacuum canisters over several hours.

**COMMENT 11:** Can the sampling of a home stir up contaminants and make the contamination worse in a home?

**RESPONSE 11:** No, the sampling methods do not create a significant disturbance of contaminants in the subsurface.

**COMMENT 12:** Will the hole drilled for the subslab vapor sample be well sealed so the contaminants cannot enter the home through that entrance?

**RESPONSE 12:** Yes

**COMMENT 13:** Why wasn't I notified about this problem until now? Was anyone notified while the on-site and off-site investigations were taking place?

**RESPONSE 13:** The Department strives to ensure adequate citizen participation in its remedial program. The Department sent a fact sheet to those on the public mailing list when the investigation began in 2003. The Department periodically updates the public mailing list.

**COMMENT 14:** Are public meetings listed on the Department's web site?

**RESPONSE 14:** The Department publicizes public meetings using a variety of methods, but does not list public meetings on its web site.

**COMMENT 15:** How is the notification list made? This was the first notification about this site I ever received.

**RESPONSE 15:** The public mailing list is made by finding all addresses in the vicinity of the site. The list also includes media, citizen groups and local officials.

**COMMENT 16:** If I am here tonight, will I receive all further notifications relating to these sites.

**RESPONSE 16:** Department staff will ensure that everyone who attended the public meeting will be on the public mailing list.

**COMMENT 17:** Where was this meeting advertised?

**RESPONSE 17:** The Department sent a press release to local media. Also, a fact sheet was sent to those on the public mailing list to announce the availability of the PRAP.

**COMMENT 18:** How bad is this site compared to other dry cleaner sites on Long Island? Are we in the top 10?

**RESPONSE 18:** This site has been given a classification of 2 on the Registry of Inactive Hazardous Waste Disposal Sites. A class 2 site poses a significant threat to human health and/or the environment. The Department's website lists other sites with a classification of 2. This classification is the only rank that the Department has assigned to this site.

**COMMENT 19:** How many classes of sites exist within the DEC's Registry of Inactive Hazardous Waste Disposal Sites?

**RESPONSE 19:** The Department's website describes the Inactive Hazardous Waste Disposal Site Classification Definitions. Five classifications for inactive hazardous waste disposal sites are specified in the Environmental Conservation Law:

Class 1 Site: Causing, or presenting an imminent danger of causing, irreversible or irreparable damage to the public health or the environment - immediate action is required.

Class 2 Site: Significant threat to the public health or environment - action required.

Class 3 Site: Does not present a significant threat to the environment or public health - action may be deferred..

Class 4 Site: Site properly closed - requires continued management.

Class 5 Site: Site properly closed - does not require continued management.

**COMMENT 20:** You refer to the site as an industrial area. Does this include the areas where people live? Are people living in an industrial area?

**RESPONSE 20:** The site is on a commercial strip and borders a residential area on the west. Nothing in the selected remedy alters the current land use.

**COMMENT 21:** The PRAP discusses putting an easement on the land. Does this mean the land can only be used for industrial purposes?

**RESPONSE 21:** The environmental easement will restrict the land use on the site to commercial or industrial. Therefore, the easement forbids the residential use of the site. The easement does not override local zoning restrictions on the property.

**COMMENT 22:** The contamination was discovered 15 years ago. Why has it taken so long for the Department to investigate the site?

**RESPONSE 22:** After the contamination was discovered, the Nassau County Department of Health attempted to work with the property owner to investigate and remediate the site. After Nassau

County referred the site to the Department and the site was listed on the Registry, the Department was required to give the property owner an opportunity to investigate and remediate the site. The Department was only able to complete the investigation using State Superfund money once the property owner refused to complete the investigation.

**COMMENT 23:** How did the Nassau County Department of Health discover the Railroad Dry Cleaners site?

**RESPONSE 23:** Nassau County staff were present at the site during the removal of a fuel oil tank. After the tank was removed, PCE was detected in an endpoint sample.

**COMMENT 24:** When did New York State take over the remedial investigation?

**RESPONSE 24:** In 2005, when the property owner refused to complete the investigation.

**COMMENT 25:** Does the owner of the Railroad Dry Cleaners business also own the building?

**RESPONSE 25:** The business owner who manages the operations of the dry cleaner is not the owner of the property. The Department is unsure if the property owner has an ownership interest in the dry cleaning business.

**COMMENT 26:** Beneath which residential street does the highest level of contamination in the 64.3 to 78.8 deep interval appear?

**RESPONSE 26:** Shore Road

**COMMENT 27:** How do we know the contamination plume has not changed between when the investigation samples were taken and today.

**RESPONSE 27:** During the remedial investigation, the Department obtained two rounds of samples from several monitoring wells. During the four months between sampling, the plume characteristics were stable.

**COMMENT 28:** Will the public have input into the remedial design? Once the decision to use activated carbon is made and the design of the remediation completed, will the public be notified and allowed to comment?

**RESPONSE 28:** The Department will have a public availability session once the remedial design has been completed. At the availability session, Department staff will be available to discuss questions and concerns.

**COMMENT 29:** Where would the Department locate the groundwater treatment system? Will the equipment be in the back parking lot? Is there room for the equipment?

**RESPONSE 29:** The Department will determine the location of the treatment system during the remedial design.

**COMMENT 30:** How close does the treatment equipment need to be to the actual sites?

**RESPONSE 30:** The Department will locate the treatment equipment as close to the extraction wells and soil vapor extraction wells as possible. Locating the treatment system further from the wells would increase costs.

**COMMENT 31:** When determining whether to treat the air discharged from the treatment system with activated carbon, will the Department consider the cumulative impact of all of the emission sources near the site? In the area of the site, there are many businesses that increase air pollution. I hope the State does not decide to take the cheap way out if the emissions from the treatment system do not exceed regulatory limits without considering the impact of the other emission sources.

**RESPONSE 31:** The Department will consider the impact of nearby air emission sources when determining whether to treat the air discharged from the extraction and treatment system, if necessary.

**COMMENT 32:** In a perfect world where everything goes according to plan, how long will it take for the site to be remediated?

**RESPONSE 32:** As a convention, a time frame of 30 years is used to evaluate present worth costs for alternatives with an indefinite duration. This does not imply that operation, maintenance, or monitoring would cease after 30 years if remediation goals are not achieved. The remedy will continue to run until either the remedial goals are met or until the Department determines that it no longer is useful in meeting the remedial goals. These determinations are made in the basis of the results of the groundwater and soil vapor monitoring carried out under the site management plan.

**COMMENT 33:** How long will it take for construction to begin?

**RESPONSE 33:** The Department estimates that construction will begin in approximately 2 years.

**COMMENT 34:** Will monitoring wells continue to be checked during the design and remediation process? How can we obtain this information?

**RESPONSE 34:** After the treatment systems on the site are constructed, a long-term monitoring plan will be implemented to track the performance of the selected remedy. Key documents will be sent to the document repositories for public viewing.

**COMMENT 35:** Has Superfund money been allocated for this specific site? Is there additional money that will be needed to complete the remediation? Is there a budget line for this project? Is this project currently in the State budget?

**RESPONSE 35:** Each year, the Department receives a lump sum for the entire State Superfund program in its budget. The Department allocates money for each phase of each site cleanup when the previous phase is completed. Now that the remedy has been selected, the Department is required

to give the responsible parties an opportunity to implement the selected remedy. If the responsible parties refuse to design and implement the selected remedy, Department staff will request State Superfund money to conduct the remedial design.

**COMMENT 36:** Were the owners of the sites fined due to the release of contaminants into the ground?

**RESPONSE 36:** No fines were levied to the owners by the Department. The property owner did reimburse the Department for past costs when upon entering into a Consent Order. Also, the Department reserves the right to recover costs incurred while investigating and remediating the site.

## **APPENDIX B**

### **Administrative Record**

# **Administrative Record**

## **Railroad Dry Cleaners Site Site No. 130066**

1. Proposed Remedial Action Plan for the Railroad Dry Cleaners site, dated February 2008, prepared by the Department.
2. Order on Consent, Index No. W1-0927-02-07, between the Department and Ms. Sonny Gitlin, executed on February 11, 2003.
3. "Registry Site Classification Decision", July 1992, prepared by the Department
4. "Remedial Investigation Feasibility Study", June 2003, prepared by Energy & Environmental Analysts, Inc.
5. "Fact Sheet", July 2003, prepared by the Department
6. "Remedial Investigation", December 2003, prepared by Energy & Environmental Analysts, Inc.
7. Referral Memorandum dated August 24, 2005 for Remedial Investigation/Feasibility Study, with Interim Remedial Measures, if needed.
8. "Work Plan, Remedial Investigation/Feasibility Studies, Railroad Dry Cleaners (Site No. 1-30-066) and Hercules Machine Sales (Site No. 1-30-083)", April 2006, prepared by O'Brien & Gere
9. "Remedial Investigation Report, Railroad Dry Cleaners and Hercules Machine Sales Sites", September 2007, prepared by O'Brien & Gere
10. "Feasibility Study, Railroad Dry Cleaners (1-30-066) and Hercules Machine Sales (1-30-083) Sites", November 2007, prepared by O'Brien & Gere
11. "Fact Sheet", February 2008, prepared by the Department