



FACT SHEET

State Superfund Program

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

Site Name: Peters Dry Cleaning
DEC Site #: 932128
Address: 316 Willow Street; Lockport, NY 14095
Website: <http://www.dec.ny.gov/chemical/93496.html>

Have questions?
See
"Who to Contact"
Below

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

Public Meeting, Thursday, 3/12/2015 at 6:30 PM
Lockport City Hall Council Chambers
DEC 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 New York State Department of Environmental Conservation (DEC) related to the Peters Dry Cleaning site ("site") located at 316 Willow Street, Lockport, Niagara 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

DEC is accepting written comments about the proposed plan for 30 days, from **February 27, 2015** through **March 29, 2015**. The proposed plan is available for review at the location identified below under "Where to Find Information." Please submit comments to DEC 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

Based on the detailed analysis and comparison of alternatives, it is recommended that the **In-Situ Enhanced Biodegradation** is the preferred alternative for groundwater remediation at the Peters Dry Cleaning site in the City of Lockport, Niagara County, New York.

DEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the Remedial Investigation/Feasibility Study Report submitted under New York's State Superfund Program.

The following Interim Remedial Measures (IRMs) have also been completed at this site:

- Sub Slab Depressurization System (SSDS) Installations were performed in December 2009 by the previous owner of the property under DEC's Brown Clean-up Program,
- Building Demolition was conducted under the superfund program in 2013. The building was demolished and removed from the Site prior to conducting the Remedial Investigation/ Feasibility Study (RI/FS) fieldwork in early October, 2013 in order to investigate soil beneath the structure. Department of Labor requirements were followed during the demolition including all monitoring requirements during asbestos abatement, and
- Upon completion of the soil sampling phase of the RI/FS, an IRM was conducted in the spring/summer 2014 to remove the contaminated soil from the site above Soil Cleanup Objectives (SCOs) for unrestricted use, as well as the areas where contaminated soil was classified as a hazardous waste. As part of the IRM, 4,447 tons of soil were excavated and disposed of at a permitted landfill and six (6) underground tanks were excavated and removed from the site. The tasks completed as part of the IRM are discussed in the RI/FS Report Appendix E dated February 2015.

Summary of the Investigation

The site is located in a residential area in the City of Lockport. There are no fish or wildlife receptors present.

Soil - Based upon investigations conducted to date, the primary contaminants of concern for site soil prior to the Soil Removal IRM were tetrachloroethene (PCE) and its associated degradation products. Minor detections of petroleum products were also found. No other significant contaminants were identified by the site studies. Contaminated soils were excavated and disposed off-site in the spring 2014. An RI/FS that includes an IRM Soil Removal Completion Report has been submitted and approved by the DEC in February 2015. Documentation soil samples were taken at the limits of the soil excavation and indicated that the remaining soil meets residential soil cleanup criteria as outlined in 6NYCRR Part 375.

Groundwater - PCE and its associated degradation products are also found in both overburden and bedrock groundwater exceeding groundwater standards. As presented in RIFS Report groundwater samples were collected on several occasions prior to and after the Soil Removal. The data collected indicates a significant reduction in groundwater contamination after the removal of the contaminated soil.

Soil Vapor and Indoor Air - Vapor intrusion pathways were evaluated during the investigation conducted under the Brownfield Cleanup program and the results of indoor air and sub-slab air sampling detected PCE above DOH guidelines in the on-site building and one adjacent property. Sub-Slab Depressurization Systems (SSDS) were installed in December 2009 to mitigate the potential intrusion into the buildings. The system at the on-site building was removed by the building demolition in 2013. The nearby property SSDS is still active and will be monitored and maintained under the State Superfund program. No other properties were found to be impacted by soil vapor intrusion.

Next Steps

DEC 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 groundwater cleanup will begin.

Background

Location: Peters Dry Cleaning located at 316 Willow Street, Lockport, New York. It is located in a residential neighborhood of the City and near a City Park.

Site features: The site is approximately 0.41 acres in size and was used for commercial purposes as a Dry Cleaning establishment. A two story brick structure, which housed the dry cleaning operation, has been razed under a state superfund project.

Current Zoning and Land Use: The site is located in a residential area and is zoned R1. The facility had a special use zoning variance for commercial use, however, with the demolition of the building the zoning reverted back to the R1 designation. The site is currently vacant.

Past Use of the Site: Peters Dry Cleaning has been operated as a dry cleaning facility since the late 1930s/early 1940s. Prior to its use as a dry cleaner, the facility was used as a clothing tailor shop. A Phase II Environmental Site Assessment (ESA) identified petroleum and chlorinated solvent contamination in the soil and groundwater at the Site.

In 2012, the site was referred to the State Superfund Program where a state contractor was hired to perform a Remedial Investigation and Feasibility Study (RI/FS). In addition, during the course of the RI/FS two IRM's were performed, Building Demolition in 2013 and the excavation of contaminated soil in 2014. This work is documented in the RI/FS report.

Site Geology and Hydrology: Soil conditions at the Site typically consist of 3 to 5 feet of fill material (fine grained silts and clays) overlaying native soils (granular sands and silts with lesser and varying amounts of gravel). Bedrock was encountered at depths ranging from approximately 10 to 15 feet bgs at the Site. Water levels in the overburden wells range from about 3.5 to 5.5 feet below ground surface (bgs) with an average depth of 4.6 feet bgs. Groundwater flow direction is to the northwest.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/93496.html> and

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=932128>

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.

DEC 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.

Lockport Public Library

23 East Avenue
Lockport, NY 14094

:

Project documents are also available on DEC website at:

<http://www.dec.ny.gov/chemical/93496.html>

Who to Contact

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

Project Related Questions

Michael Hinton
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave.
Buffalo, NY 14203-2915
716-851-7220
michael.hinton@dec.ny.gov

Site-Related Health Questions

Matthew Forcucci
New York State Department of Health
584 Delaware Ave.
Buffalo, NY 14202
716-847-4501
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.

DEC 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.



