



FACT SHEET State Superfund Program

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

Site Name: Former Roxy Cleaners
DEC Site #: 401058
Address: 156 Delaware Avenue
Delmar, New York 12054

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at State Superfund Site

Action has begun that will address the contamination related to the Former Roxy Cleaners site ("site") located at 156 Delaware Avenue, Delmar, Albany County under New York's State Superfund Program. Please see the map for the site location.

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.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information." The cleanup activities will be performed by the NYS Department of Environmental Conservation (DEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- excavation and off-site disposal of approximately 1650 cubic yards of contaminated soil from an area of 50 feet x 50 feet;
placement of a chemical oxidant at the bottom of the excavation before backfilling to transform any remaining contamination in groundwater into harmless byproducts. To further facilitate the breakdown of any remaining contaminants in groundwater, additional chemical oxidant injections will be conducted as necessary, based on the results of future groundwater monitoring;
backfilling of the open excavation with clean fill;
installation of a sub-slab depressurization system (SSDS) within the building on the adjacent parcel to prevent the potential migration of vapors into the building from groundwater. This involves applying a low amount of suction below the foundation of the building and venting any vapors to the outside;
placement of an institutional control in the form of an environmental easement for the controlled property; and

- implementation of a site management plan to ensure long-term groundwater monitoring program, care of the SSDS, compliance with site use restrictions, and to establish criteria for requiring additional sub-surface injections of chemical oxidants (based on results of the long-term groundwater monitoring program).

Additional Details

Engineering design of the cleanup remedy was completed by DEC in June 2015. Bids for the cleanup contract were opened in August 2015. Nature's Way Environmental was awarded the contract and given formal notice to proceed with the project on October 12, 2015.

It is anticipated that construction of the remedy will be completed in December 2015, weather permitting, at a cost of approximately \$621,100. All construction work will be performed under full-time oversight by CDM Smith, Inc., the engineering consultant hired by DEC. In addition, the contractor's Health and Safety Plan for the work was reviewed to ensure that onsite workers and the nearby community is protected during these activities. A copy of that plan has been placed into the document repositories identified below.

During cleanup activities, all truck traffic to and from the site associated with excavation and off-site disposal activities are being limited to non-residential areas as much as possible. Furthermore, the contractor is responsible for keeping the transportation route clean of soil and fill materials generated during site cleanup activities.

Next Steps

After completion of the cleanup activities, DEC will prepare a Final Engineering Report that will describe the completed cleanup activities and certify that cleanup requirements have been achieved or will be achieved.

DEC will keep the public informed throughout the cleanup of the site.

Background

Location:

The Former Roxy Cleaners site is located at 156 Delaware Avenue in the Hamlet of Delmar, Town of Bethlehem, Albany County.

Site Features:

The site is a narrow 1.1 acre parcel in a commercial section off of Delaware Avenue. The former dry cleaner building was demolished in December 2014. Only a concrete slab remains where the building once stood. The rest of the property is covered by asphalt or compressed gravel and dirt. The site is bounded by Delaware Avenue and restaurants to the north, a pet kennel/store at 154 Delaware Avenue to the east, a cellular communications tower and mini-mall to the south, and a large strip mall to the west.

Current Zoning/Uses:

The site and the surrounding area along Delaware Avenue are zoned commercial. Most recently the building was a dry cleaning drop-off location operated by Best Cleaners. Presently, the site is vacant.

Past Use of the Site:

The site was originally developed as a bus depot until circa late 1950s or early 1960s. After the bus depot, the site was a Roxy Cleaners dry cleaning facility for many decades where dry cleaning activities occurred on-site. Dry cleaning activities are no longer conducted on the premises.

Site Geology and Hydrogeology:

Depth to groundwater is approximately 4 feet below ground surface and appears to be a perched zone that is present at and around the site due to clayey soils. Regional groundwater flows east-northeast toward the Normans Kill Creek.

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=401058>

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.

Bethlehem Public Library
451 Delaware Ave
Delmar, NY 12054
phone: 518-439-9314
(information@bethlehempubliclibrary.org)

Who to Contact

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

Project Related Questions

David Chiusano
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7017
518-402-9814
david.chiusano@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
518-402-7860
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.



0 125 250 500 Feet

Figure 1-1
Former Roxy Cleaners Site Location Map
Delmar, NY