



**Department of
Environmental
Conservation**

State Superfund Program

Citizen Participation Plan

**Admiral Cleaners
Site No. 401075**

December 2017

Admiral Cleaners
617 19th Street
City of Watervliet
Albany County, New York

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site’s investigation and cleanup process.

Site Name: **Admiral Cleaners**
Site Address: **617 19th Street, Watervliet**
Site County: **Albany**
Site Number: **401075**

1. What is New York's 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 or the environment, such as the site identified above, undergo a process of investigation, evaluation, cleanup, and monitoring.

The New York State Department of Environmental Conservation (NYSDEC) administers the SSF Program with assistance and input from the New York State Department of Health (NYSDOH). When the parties responsible for the contamination of the site are known ("responsible parties"), they often pay for or perform the investigation and evaluation of cleanup options under an enforceable consent order. At sites where responsible parties cannot be found or are unable or unwilling to fund an investigation, the State pays for the investigation and may try to recover costs from a responsible party after the investigation and cleanup are complete.

The SSF program contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. For more information about the SSF program, go to: <http://www.dec.ny.gov/chemical/8439.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's remedial process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process

- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above.

Project Contacts

Appendix A identifies NYSDEC project contacts to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Document Repository Locations

Reports and information that relate to the site's investigation and cleanup program will be available at the Document Repository locations identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

A site contact list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods. Appendix B contains a public version of the site contact list. Some records are withheld from this version for privacy reasons.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;

- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project manager identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the Remedial Investigation) is distributed both by paper mailing through the postal service and through DEC Delivers, NYSDEC's email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv except for households without internet access that have indicated the need to continue to receive site information in hardcopy form. Please advise the NYSDEC site project manager identified in Appendix A if hardcopy fact sheets are preferred. Hardcopy mailings may continue during the investigation and cleanup process for some sites, based on public interest.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

Because the site identified above poses a significant threat to public health or the environment, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being, or enjoyment of the environment may be affected by contamination from the site.

For more information about TAGs, go to: <http://www.dec.ny.gov/regulations/2590.html> .

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activities
Before Start of Remedial Investigation (RI):	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository • Prepare Citizen Participation (CP) Plan • Place approved RI Work Plan in document repository • Distribute fact sheet to site contact list that announces availability of RI Work Plan and describes upcoming RI field work 	Before start of RI.
When NYSDEC Approves Remedial Investigation Report:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results • Place approved RI Report in document repository 	When NYSDEC approves RI Report
When NYSDEC Releases Proposed Remedial Action Plan (PRAP)	
<ul style="list-style-type: none"> • Place PRAP in document repository • Distribute fact sheet to site contact list that describes PRAP and announces 30-day comment period and public meeting • Conduct 30-day public comment period • Hold public meeting about PRAP 	When NYSDEC releases PRAP. Comment period begins/ends as per dates identified in fact sheet. Public meeting is held during the comment period.
When NYSDEC Issues Record of Decision (ROD):	
<ul style="list-style-type: none"> • Place ROD in document repository • Distribute notice to site contact list that announces availability of ROD. ROD includes responsiveness summary of significant comments about PRAP 	When NYSDEC issues ROD
Before Start of Remedial Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming remedial action 	Before start of remedial action at the site
When NYSDEC Certifies Cleanup Requirements Achieved:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces cleanup requirements achieved • If Certificate of Completion (COC) is issued, announce in fact sheet • If COC is issued, place copy in document repository 	When NYSDEC certifies cleanup requirements achieved, or within 10 days after NYSDEC issues COC or other similar site closure document
If NYSDEC Reclassifies the Site	
<ul style="list-style-type: none"> • If reclassifying site, may announce in fact sheet announcing achievement of cleanup requirements 	At time NYSDEC proposes to reclassify the site
If NYSDEC Proposes to Delist the Site from the Registry of Contaminated Sites	
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin about proposal and 30-day public comment period • Distribute notice to site contact list. May announce proposal in fact sheet announcing achievement of cleanup requirements • Conduct 30-day public comment period about proposed delist • Distribute notice to site contact list when site is delisted 	At time NYSDEC proposes to delist the site

3. Major Issues of Public Concern

The information summarized in this section is used to identify major issues of public concern that relate to the site.

- Site Background: The site has reportedly been used as a dry cleaner since 1950. On-site dry cleaning operations ceased in 2013 due to environmental violations. A limited subsurface investigation was performed at the site in 2016 by a private party and included sampling of subsurface soil, groundwater, and sub-slab soil vapor. More site information is provided in Section 4.
- Nature and Extent of Contamination: A limited subsurface investigation was performed at the site and included sampling of subsurface soil, groundwater, and sub-slab soil vapor. Based on this investigation, the primary contaminants of concern are chlorinated volatile organic compounds (VOCs) associated with prior on-site dry cleaning operations. Some petroleum-related impacts were also found. The environmental media affected are soil, groundwater, and soil vapor.
- NYSDOH Health Assessment: Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement. Contaminated groundwater at the site is not used for drinking or other purposes, and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the soil and groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for the inhalation of site contaminants due to soil vapor intrusion for any on-site occupancy or redevelopment. Additional evaluation is needed to determine whether actions are needed to address soil vapor intrusion off-site.

Based on the above, the major issue of public concern is the potential for site-related contamination to affect the indoor air quality of buildings on and off-site (*i.e.*, soil vapor intrusion). Additional major issues of public concern may be identified over the course of the site's investigation and cleanup process, which is described in Section 5.

NYSDEC will keep the community informed during the site investigation and cleanup process by sending information to the site contact list (as described in Section 2), such as:

- the schedule of the site investigation or remediation activities;
- major advancements in the investigation or remedial process; and
- any impacts to public health or the environment that are identified based on investigation results.

A public version of the site contact list is provided in Appendix B and will be modified or updated as needed. Note that some records are withheld from this version for privacy reasons. Please advise the NYSDEC site project manager if you would like to be added to the site contact list. Refer to Appendix A for contact information or where to find more information the project.

4. Site Information

Site Location: The Admiral Cleaners site is located at 617 19th Street in an urban area in the City of Watervliet. The 0.17 acre parcel is on the north side of 19th Street (Route 2), immediately west of the alley between 6th and 7th Avenues. Appendix C contains a map identifying the location of the site.

Site Features: The site is a rectangular parcel with approximately 45 feet of frontage on 19th Street and a depth of about 100 feet. The site contains a single story brick/concrete block commercial building, which takes up about 75% of the property. The building footprint extends the full width of the parcel. A small grassy yard is found behind (on the north side of) the building. The site is currently vacant.

Current Zoning and Land Use: The site is zoned for a mixed use of residential and commercial. The surrounding parcels on 19th Street are also zoned for residential and/or commercial use. The area immediately north of the site is zoned residential and, accordingly, consists of mostly residential properties.

Past Use of the Site: The site has reportedly been used as a dry cleaner since 1950. On-site dry cleaning operations ceased in 2013 due to environmental violations. The site was then operated as a dry cleaning drop shop (where garments are brought in and sent to be dry cleaned at another local facility) until it closed in 2017.

Previous Investigations: A limited subsurface investigation was performed at the site on behalf of a prospective purchaser. The investigation found elevated levels of dry cleaning chemicals (chlorinated solvents and petroleum-based chemicals) associated prior on-site dry cleaning operations.

Registry Status: Based on the information from this investigation, previous operations at the site have resulted in contamination of the soil, groundwater, and soil vapor. Thus, in August 2017, NYSDEC designated the site as a Class 2 site on the Registry of Inactive Hazardous Waste Disposal Sites (the Registry). A Class 2 site is one that presents a significant threat to public health and/or the environment.

5. Investigation and Cleanup Process

A detailed study (called a "Remedial Investigation") of the site will be performed by NYSDEC and its contractors. A Remedial Investigation Work Plan will be prepared and made available for public review at the designated Document Repository locations identified in Appendix A.

The Remedial Investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment;
and
- 4) provide information to support the development of a proposed remedy to address the contamination.

NYSDOH reviews and recommends activities that will be performed during the investigation to ensure that a complete picture of potential health impacts is understood. Such activities include identifying the ways contamination can reach people, such as through direct contact, eating, drinking or breathing.

The information collected during the site investigation will be summarized in a report.

Feasibility Study

After the Remedial Investigation has begun, NYSDEC will conduct a “Feasibility Study”. This study uses information developed during the Remedial Investigation to develop and evaluate potential ways to clean up contamination related to the site. The information collected during the Remedial Investigation may also support the conclusion that no action, or no further action, is needed to address site-related contamination.

Proposed Remedy

Based on the Feasibility Study, NYSDEC will develop a draft cleanup plan, called a “Proposed Remedial Action Plan”. This plan describes the remedy preferred by NYSDEC, or, if warranted, a no action or no further action alternative. The draft cleanup plan explains the decision that led to the preferred remedy by discussing each alternative and the reasons for choosing or rejecting it. The goal of the plan will be to ensure the protection of public health and the environment. NYSDEC will announce the draft cleanup plan in a fact sheet, and will present it to the public for its review and comment during a 30-day comment period and at a public meeting.

Selected Remedy

NYSDEC considers public comments as it selects the remedy to address contamination related to the site. The selected remedy will be described in a document called a “Record of Decision”. The Record of Decision will explain why the remedy was selected and respond to public comments. This document and key supporting documents will be placed in the Document Repository locations identified in Appendix A. If the selected remedy is no action or no further action, NYSDEC may then take steps to reclassify the site or remove the site from its list of contaminated sites.

Cleanup Action

If the Record of Decision for the site calls for cleanup action, the project then moves to designing and performing the actions to address the site contamination. When cleanup actions have been completed, NYSDEC will approve or prepare a Final Engineering Report that describes the cleanup actions undertaken and certifies that cleanup requirements have been achieved or will be achieved.

Site Management

Site management is the last phase of the site cleanup program. This phase begins when the Final Engineering Report is approved. Site management may be conducted by NYSDEC, or by a responsible party under NYSDEC oversight, if contamination will remain in place. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies. Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed. During the site management phase, NYSDEC may also take steps to reclassify the site or delist the site from the Registry.

Appendix A – Project Contacts and Document Repository Locations

Project Contacts

For information about the site’s investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Joshua Haugh
Project Manager
NYSDEC Region 4
Division of Environmental Remediation
1130 North Westcott Road
Schenectady, NY 12306-2014
518-357-2008
joshua.haugh@dec.ny.gov

Rick Georgeson
Citizen Participation Specialist
NYSDEC Region 4
Division of Environmental Remediation
1130 North Westcott Road
Schenectady, NY 12306-2014
518-357-2075
rick.georgeson@dec.ny.gov

New York State Department of Health (NYSDOH):

Kristin Kulow
Project Manager
NYSDOH
28 Hill Street Suite 201
Oneonta, NY 13820-9324
607-432-3911
BEEI@health.ny.gov

Document Repository Locations:

Important project documents are available for public review at the following locations:

Watervliet City Clerk’s Office
Attn: Scott O’Reilly
2 Fifteenth Street, Suite B
Watervliet, NY 12189
518-270-3800 x116
Hours: 8:00AM-4:00 PM, M-F

NYSDEC Region 4 Office
Attn: Joshua Haugh
Division of Environmental Remediation
1130 North Westcott Road
Schenectady, NY 12306-2014
518-357-2008
Hours: 8:30 AM-4:45 PM, M-F
(call for appointment)

Appendix B – Site Contact List

Name/Title	Mailing Address
Daniel P. McCoy Albany County Executive	Harold L. Joyce Albany County Office Building, Room 900 112 State Street Albany, NY 12207
Bruce A. Hidley Albany County Clerk	County Court House, Room 128 16 Eagle Street Albany, NY 12207-1077
Leslie Lombardo Albany County Planning Board	449 New Salem Road Voorheesville, NY 12186
Mike Manning Mayor	City Hall 2 Fifteenth Street Watervliet, NY 12189
Scott O'Reilly Acting City Clerk	City Hall 2 Fifteenth Street Watervliet, NY 12189
Jeremy Smith Acting General Manager	City Hall 2 Fifteenth Street Watervliet, NY 12189
Steve Hoffman Code Enforcement	City Hall 2 Fifteenth Street Watervliet, NY 12189
Mark Gilchrist Assessor's Office	City Hall 2 Fifteenth Street Watervliet, NY 12189
William Ashline Water Systems Working Supervisor	City of Watervliet Filter Plant 222 Watervliet-Shaker Road Watervliet, NY 12189
Chair, Albany County Legislature	112 State Street, Room 710 Albany, NY 12207
Director, Albany County Dept. of Economic Development and Planning	112 State Street, Room 1006 Albany, NY 12207
City Council Chair	Watervliet City Hall 2 Fifteenth Street Watervliet, NY 12189
Director, Albany County Health Department	175 Green Street Albany, NY 12202
Morning Glory Family Daycare	611 19th Street Watervliet, NY 12189
Document Repository, C/O Scott O'Reilly	City Hall 2 Fifteenth Street, Suite B Watervliet, NY 12189

Name/Title	Mailing Address
The Record	270 River St. Troy, NY 12181 newsroom@troyrecord.com
The Times Union	News Plaza, Box 15000 Albany, NY 12212 tucitydesk@timesunion.com

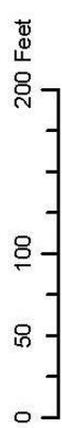
Appendix C – Site Location Map



Department of
Environmental
Conservation



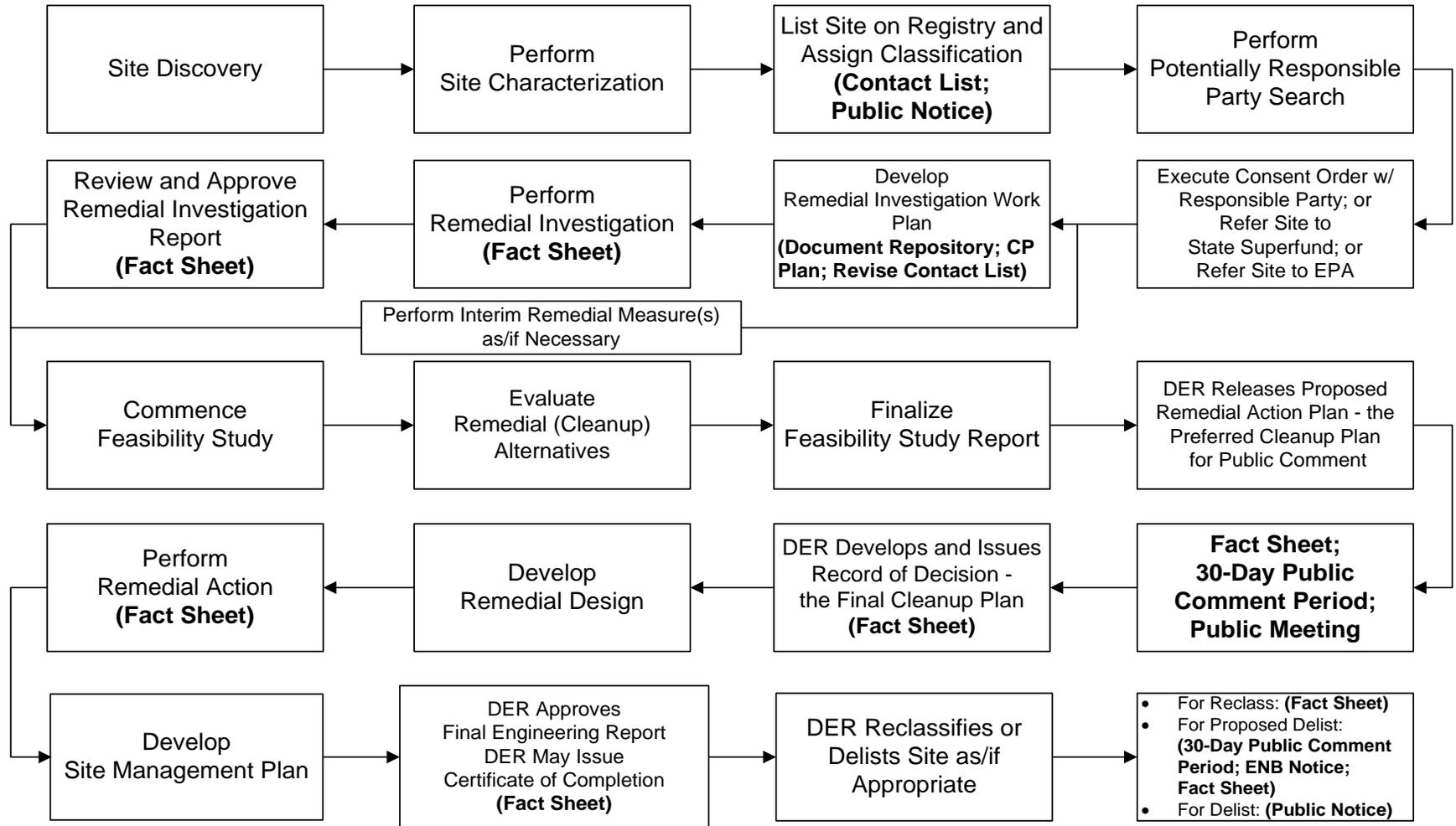
SITE LOCATION MAP
ADMIRAL CLEANERS (SITE NO. 401075)
617 19TH STREET
CITY OF WATERVLIET, ALBANY COUNTY



Source: 2014 Albany County Orthoimagery

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Appendix D - State Superfund Program Remedial Process



Note: CP Activities are in **Bold**.

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