



and a first star		-			
DATE: 6/13/2018					
Site Code:	808030	Site Name: Former Diamo	ond Cleaners		
City:	Elmira	Town: Elmira (c)			
Region:	8	County: Chemung			
Current Classification: 02 Proposed Classification: 04					
Estimated Size (acres): 1.00 Disposal Area:					
Significant Threat: Previously Site Type: Dry Cleaner					
Priority ranking Score: 310 Project Manager: Matt Dunham			Junham		
Summary	Summary of Approvals				
Originato	r/Supervisor. Michael Cruc	en	05/10/2018		

Originator/Supervisor: Michael Cruden	05/10/2018
RHWRE: Bernette Schilling:	05/10/2018
BEEI of NYSDOH:	07/31/2017
CO Bureau Director: Michael Cruden, Director, Remedial Bureau E:	05/17/2018
Assistant Division Director: Michael J. Ryan, P.E.:	05/17/2018

Basis for Classification Change

Hazardous waste disposal at this site has been addressed by implementation of a No Further Action Record of Decision. Management of contamination remaining at the site, including any required monitoring, is and has been controlled pursuant to a Site Management Plan (SMP). A copy of the SMF is in DecDocs. Institutional controls were required to ensure the protectiveness of the site. The require control, in the form of an environmental easement is in place. The site is properly remediated and requires site management, therefore, it qualifies for Class 4 status on the Registry of Inactive Hazardou Waste disposal sites.

Site Description - Last Review: 08/30/2017

Location: The site is located at 717 Lake Street, in the City of Elmira, Chemung County, New York. The site is situated on a one acre lot in a commercial and residential area.

Site Features: The property is currently a vacant lot. It is bordered to the north and south by commercial buildings, Lake Street to the east, and Benjamin Street to the west.

Current Zoning/Use(s): Commercial/Vacant.





DATE: 6/13/2018

Site Code: 808030

Site Name: Former Diamond Cleaners

Historical Use: This site was used as a laundry and dry-cleaning operation by multiple operators between 1950 and 2001.

Site Geology & amp; Hydrology: The site is situated in a relatively flat flood plain, formed by the confluence of the Chemung River to the south and the Newtown Creek to the east. It is presumed, based on regional groundwater flow and topography, that the Chemung River and, to a lesser extent Newtown Creek, are local groundwater discharge areas. Groundwater was encountered at 12 to 14 feet beneath ground surface (bgs) at the site. Groundwater flow direction at the site is estimated to be to the west.

Contaminants of Concern (Including Ma	aterials Disposed)	Quantity Disposed		
OU 01			0.00	
tetrachloroethene (PCE)			0.00	gal
OU 02 tetrachloroethene (PCE)				
Analytical Data Available for : Air, Grour	ndwater, Soil, Soil Vapor,	Indoor Air		
Applicable Standards Exceeded for:	Air, Groundwater, So	il		

Site Environmental Assessment- Last Review: 08/30/2017

Remediation at the site is complete. Prior to remediation, the primary contaminant of concern was Tetrachloroethene (PCE) in soil and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial and/or industrial uses. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.

Site Health Assessment - Last Update: 07/31/2017

Remedial actions are complete and measures are in place to control the potential for coming in contact with residual contamination remaining at the site.

	Start		End	
OU 00				
Emerging Contaminant Sampling	9/30/19	PLN	9/30/20	PLN
Periodic Review	5/12/15	ACT	3/16/19	PLN
Site Management	3/1/13	ACT	9/30/22	PLN
OU 01				
OGC Docket - Environmental Notice	3/23/11	ACT	2/10/12	ACT
OGC Docket - Order or SSF Referral	4/1/08	ACT	4/2/09	ACT
Reclass Pkg.	5/10/18	ACT	9/30/19	PLN
Remedial Action	1/24/11	ACT	3/31/11	ACT
Remedial Action	3/28/12	ACT	2/28/13	ACT
Remedial Design	2/18/10	ACT	1/6/11	ACT





DATE: 6/13/2018					
Site Code:	808030	Site Name: Former Diamond Cleaners			
Remedial Design		2/18/10	ACT	6/13/11	ACT
Remedial Investigation		6/8/05	ACT	3/31/08	ACT
OU 02 OGC Docket Remedial Des Remedial Inv	e	4/5/10 5/31/11 7/1/08	ACT ACT ACT	3/22/11 9/30/13 3/31/10	ACT ACT ACT

Remedy Description and Cost

Remedy Description for Operable Unit 01

(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.)Demolition of the Diamond Cleaners building, excavation of tetrachloroethene contaminated soi concentrations greater than 1.3 ppm, backfilling of the excavation, and transportation of debris and contaminated soils to an off-site treatment and/or disposal facility.

Total Cost \$1,315,000





DATE: 6/13/2018

Site Code: 808030

Site Name: Former Diamond Cleaners

Remedy Description for Operable Unit 02

1. A remedial design program will be implemented to provide the details necessary for the construct operation, maintenance, and monitoring of the remedial program.

2. The addition of the chosen oxidant to the source area and the chosen biodegradation reagent to tl remaining remedial area. The addition of the oxidant in the source area will be conducted concurrer with the OU-1 soil removal and will include allowing the open excavation to fill with groundwater, and mixing the oxidant with the groundwater in the open excavation prior to backfilling.

3. The source area groundwater will be allowed to equilibrate and when monitoring indicates that contaminate concentrations have stabilized, the chosen enhanced biodegration reagent will then wou injected into the groundwater with in the remaining remedial area to treat residual contamination our source area.

4. Monitoring wells will be installed within the treatment area to provide the means for long-term groundwater monitoring. Long-term groundwater monitoring will begin following the injection of t enhanced biodegration reagent and will occur on a periodic basis. The need for additional injections biodegration reagent will be determined during periodic reviews of the Site.

5. Imposition of an institutional control in the form of an environmental easement for the controlled property that:

(a) requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3).
(b) restricts the use of groundwater as a source of potable water, until groundwater standards are achieved, without the necessary water quality treatment as determined by the Department, NYSDOF County DOH.

(c) requires compliance with Department approved Site Management Plan;

6. Since the remedy results in contamination remaining at the site that does not allow for unrestricted Site Management Plan is required, which includes the following:

(a) Institutional and Engineer Control Plan that identifies all the use restrictions and engineering con the site and details the steps and media-specific requirements necessary to assure the following insti controls remain in place

Institutional Controls: The Environmental Easements discussed in Paragraph 5 above.



Site Code:



DATE: 6/13/2018

Site Name: Former Diamond Cleaners

This plan includes, but may not be limited to:

808030

(i) Descriptions of the provisions of the environmental easement including any groundwater use rest

(ii) maintaining site access controls and Department notification; and

(iii)steps necessary for the periodic reviews and certification of the institutional controls;

(b) Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, l be limited to:

(i)monitoring of groundwater and soil vapor to assess the performance and effectiveness of the reme to evaluate the need for additional sampling to assess exposures related to soil vapor intrusion in adj and on-site buildings;

(ii)a schedule of monitoring and frequency of submittals to the Department;

(iii)a provision to complete a soil vapor intrusion evaluation and to implement action necessary to a exposures should any building be developed on the site.

Total Cost \$1,407,000

OU 00 Site Management Plan Approval: 03/01/2013 Status: ACT





DATE: 6/13/2018

Site Code: 808030

Site Name: Former Diamond Cleaners

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION Site Management Form 6/13/2018

SITE DESCRIPTION

SITE NO. 808030

SITE NAMEFormer Diamond Cleaners

SITE ADDRESS: 717 Lake Street ZIP CODE: 14901

CITY/TOWN: Elmira

COUNTY: Chemung

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan	NO
Monitoring Plan	YES
Operation and Maintenance (O&M) Plan	NO

Periodic Review Frequency: once a year

Periodic Review Report Submittal Date:





DATE: 6/13/2018

Site Code: 808030

Site Name: Former Diamond Cleaners

Description of Institutional Control

Chemung County

203 Lake Street **717 Lake St** Environmental Notice Block: 3 Lot: 83 Sublot: Section: 89 Subsection: .11 S_B_L Image: 89.11-3-83 Ground Water Use Restriction Landuse Restriction Monitoring Plan Site Management Plan

Description of Engineering Control

Chemung County 203 Lake Street 717 Lake St Environmental Notice - Institutional Control Instrument Block: 3 Lot: 83 Sublot: Section: 89 Subsection: .11 S_B_L Image: 89.11-3-83 Fencing/Access Control Monitoring Wells



Department of Environmental Conservation

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

Steele Memorial Library 101 East Church Street Elmira, New York 14901 607-733-9173

Project documents also are available on the NYSDEC website at: http://www.dec.ny.gov/chemical/8431.html

Who to Contact:

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

Project-Related Questions Matthew Dunham NYSDEC 625 Broadway Albany, New York 12233-7017 (518) 402-9813

matthew.dunham@dec.ny.gov

Health-Related Questions

Melissa Doroski NYSDOH Empire State Plaza Corning Tower Room 1787 Albany, NY 12237 (518) 402-7860 beei@health.ny.gov

For more information about New York's State Superfund Program, visit: www.dec.ny.gov/chemical/8439.html

FACT SHEET

State Superfund Program

June 2018

Former Diamond Cleaners 717 Lake Street Elmira, NY

SITE No. 808030 NYSDEC REGION 8

NYSDEC Announces Reclassification of Site on Superfund Registry; Certifies Cleanup Requirements Achieved at State Superfund Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Diamond Cleaners site ("site") located at 717 Lake Street in Elmira, Chemung County, under New York's State Superfund Cleanup Program have been or will be met. Please see the map for the site location. The cleanup activities were performed under New York's State Superfund Program (SSF).

NYSDEC has approved a Final Engineering Report (FER) for the site. Copies of the FER are available at the location(s) identified to the left under "Where to Find Information".

Completion of the Project: Following site cleanup, NYSDEC has determined that the site no longer presents a threat to public health or the environment and has reclassified the site from Class 2 (significant threat to public health or environment - action required) to Class 4 (site properly closed - requires continued management) for the following reason(s):

- Excavation 600 tons of soil impacted with chlorinated solvents were excavated and disposed off-site. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Implementation of a Site Management Plan for long-term management of remaining contamination, as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

Former Diamond Cleaners (Site No.: 808030)

STATE SUPERFUND PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

Site Description and Background:

Location: The site is located at 717 Lake Street, in the City of Elmira, Chemung County, New York. The site is situated on a one-acre lot in a commercial and residential area.

Site Features: The property is currently a vacant lot. It is bordered to the north and south by commercial buildings, Lake Street to the east and Benjamin Street to the west.

Current Zoning/Use(s): Commercial/Vacant.

Historical Use: This site was used as a laundry and drycleaning operation by multiple operators between 1950 and 2001. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, 808030) at:

http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm? pageid=3

State Superfund Program Overview: 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

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 at:

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.

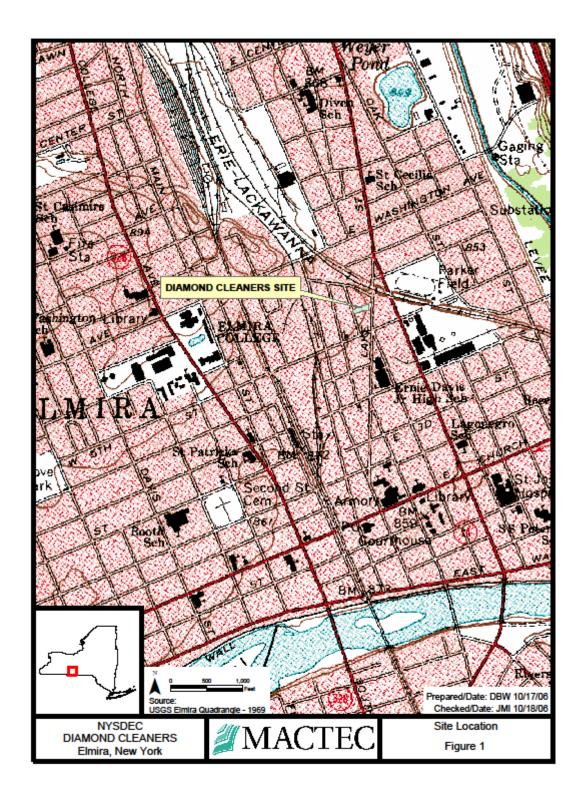
Note: Please disregard if you already have signed up and received this fact sheet electronically.

Former Diamond Cleaners (Site No.: 808030)

May 2018 Fact Sheet (Page 3)

STATE SUPERFUND PROGRAM

Site Location Map



Andrew Avery, Commissioner of Chemung County Department of Public Works 803 Chemung Street Horseheads, NY 14845

Tom Reed, Congressman of 23rd Congressional District 89 W. Market Street Corning, NY 14830

Queen City Temple of Ibpoe 726 Benjamin Street Elmira, NY 14901

Tom O'Mara, New York State Senate Box 588 228 Lake Street Elmira, NY 14902

Thomas J. Santulli, County Executive John H. Hazlett Building PO Box 588 203 Lake Street Elmira, NY 14902-0588

Cythia G. Kalweit, Deputy Clerk Chemung County Legislature PO Box 588 Elmira, NY 14902-0588

Seneca Lake Pure Waters Association PO Box 247 207 Frankilin Square Elmira, NY 14456

Thomas G. Kump, Director Chemung County Environmental Services 103 Washington Street Elmira, NY 14902 Daniel J. Mandell, Mayor of Elmira City Hall Third Floor 317 East Church Street Elmira, NY 14901

Charles Schumer, Senator of New York Room 3040 100 State street Rochester, NY 14614

Southern Tier Association of the Blind and Visually Impaired 719 Lake Street Elmira, NY 14901

Office of the city clerk City Hall First Floor 317 E. Church Street Elmira, NY 14901

Donna Draxler, Chairperson Chemung County Legislature PO Box 588 Elmira, NY 14902-0588

Chemung County Water Quality Coordinating Committee 425 Pennsylvania Avenue Elmira, NY 14904

Citizens' Environmental Coalition 1075 Elmwood Avenue Buffalo, NY 14222-1225 City Planning Commission 101 W. Second Street Elmira, NY 14901

Kirsten Gillibrand, Senator of New York Room 4195 Kenneth B. Keating Federal Office Building 100 State street Rochester, NY 14614

The Corning Leader 34 W. Pultney Street Corning, NY 14830

Jennifer Miller, Director of Community Development City Hall 317 E. Church Street Elmira, NY 14901

Linda Palmer, Clerk Chemung County Legislature PO Box 588 Elmira, NY 14902-0588

Chemung County Soil & Water Conservation District 851 Chemung Street Elmira, NY 14845

Elmira Steel Memorial Library 101 East Church Street Elmira, NY 14901

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Technical Support 625 Broadway, 11th Floor, Albany, NY 12233-7020 P: (518) 402-9543 I F: (518) 402-9547 www.dec.ny.gov

May 21, 2018

Hon. Thomas J. Santulli Chemung County Executive John H. Hazlett Building 203 Lake Street PO Box 588 Elmira, NY 14902-0588

Dear Property Owner:

As mandated by Section 27-1305 of the Environmental Conservation Law (ECL), the New York State Department of Environmental Conservation (DEC) must maintain a Registry of all inactive disposal sites suspected or known to contain hazardous waste. The ECL also mandates that DEC notify the owner of all or any part of each site or area included in the Registry of Inactive Hazardous Waste Disposal Sites as to changes in site classification.

Our records indicate that you are the owner or part owner of the site listed below. Therefore, this letter constitutes notification of change in the classification of such site in the Registry of Inactive Hazardous Waste Disposal Sites in New York State.

DEC Site No.: 808030 Site Name: Former Diamond Cleaners Site Address: 717 Lake Street, Elmira, NY 14901 Classification change: Class 2 to Class 4

The reason for the change is as follows:

Remedial actions have been satisfactorily completed in accordance with the March 2008 Record of Decision (ROD) for Operable Unit 1 and the March 2010 Record of Decision for Operable Unit 2. Through implementation of the Site Management Plan (SMP), measures are in place to prevent human exposures to residual contamination. An environmental notice has been filed that limits the use and development of the site to commercial or industrial use and prohibits the use of groundwater at the site as a source or potable or process water without prior approval. The SMP includes an excavation work plan and requires that an evaluation be completed to determine whether actions are needed to address soil vapor intrusion at any future buildings on the site or at off-site buildings that were previously evaluated, including provisions for implementing actions recommended to address exposures.

Enclosed is a copy of DEC's Inactive Hazardous Waste Disposal Site Report form as it appears in the Registry. An explanation of the site classifications is available at <u>http://www.dec.ny.gov/chemical/8663.html</u>. The Law allows the owner and/or operator of a site listed in the Registry to petition the Commissioner of DEC for deletion of such site, modification



of site classification, or modification of any information regarding such site, by submitting a written statement setting forth the grounds of the petition.

Such petition may be addressed to:

Honorable Basil Seggos Commissioner, NYS Department of Environmental Conservation 625 Broadway Albany, New York 12233-1010

For additional information, please contact Matt Dunham, the project manager at 518-402-9643.

Sincerely,

Bernd to Al

Kelly A. Lewandowski, P.E. Chief, Site Control Section

Enclosure

ec w/Enc:

M. Ryan

T. Bennett

J. Quinn

K. Lewandowski

M. Dunham, Project Manager

5/21/2018



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DIVISION OF ENVIRONMENTAL REMEDIATION Inactive Hazardous Waste Disposal Report



Site Code	808030			
Site Name	Former Diamond Cleaners	Address	717 Lake Street	
Classification	04	City	Elmira	Zip 14901
Region	8	County	Chemung	Town Elmira (c)
Latitude	42 degrees, 5 minutes, 55.61 seconds			Estimated Size 1.0000
Longitude	-76 degrees, 48 minutes, 17.21 seconds			
Site Type	Dry Cleaner			

Site Description

Location: The site is located at 717 Lake Street, in the City of Elmira, Chemung County, New York. The site is situated on a one acre lot in a commercial and residential area.

Site Features: The property is currently a vacant lot. It is bordered to the north and south by commercial buildings, Lake Street to the east, and Benjamin Street to the west.

Current Zoning/Use(s): Commercial/Vacant.

Historical Use: This site was used as a laundry and dry-cleaning operation by multiple operators between 1950 and 2001.

Site Geology & amp; Hydrology: The site is situated in a relatively flat flood plain, formed by the confluence of the Chemung River to the south and the Newtown Creek to the east. It is presumed, based on regional groundwater flow and topography, that the Chemung River and, to a lesser extent Newtown Creek, are local groundwater discharge areas. Groundwater was encountered at 12 to 14 feet beneath ground surface (bgs) at the site. Groundwater flow direction at the site is estimated to be to the west.

Materials Disposed at Site

OU 01	UNKNOWN
tetrachloroethene (PCE)	UNKNOWN
OU 02 tetrachloroethene (PCE)	UNKNOWN

Analytical Data Available for : Air, O

Air, Groundwater, Soil, Soil Vapor, Indoor Air

Applicable Standards Exceeded for:

Air, Groundwater, Soil

Assessment of Environmental Problems

Remediation at the site is complete. Prior to remediation, the primary contaminant of concern was Tetrachloroethene (PCE) in soil and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial and/or industrial uses. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.

Assessment of Health Problems

Remedial actions are complete and measures are in place to control the potential for coming in contact with residual contamination remaining at the site.

Owners			Operators		
Current Owner(s) Thomas J. Santulli			Previous Operator(s)		
Chemung County					
203 Lake Street			DIAMOND CLEANERS		
Elmira	NY	14902	717 LAKE ST.		
2			ELMIRA	NY	14901
Previous Owner(s)					
Daniel Hoffman			Diamond Cleaners		
Custard & Kistler, Inc.			717 Lake Street		
717 Lake Street			Elmira	NY	14901
Elmira	NY	14901	DANIEL S. HOFFMAN		
			Custard & Kistler, Inc.		
			65 FIR TREE POINT		

ROCK STREAM

14878

NY



ANDREW M. CUOMO Governor HOWARD A. ZUCKER, M.D., J.D. Commissioner SALLY DRESLIN, M.S., R.N. Executive Deputy Commissioner

July 31, 2017

Mr. Michael Cruden, Director Remedial Bureau E NYS Department of Environmental Conservation Division of Environmental Remediation 625 Broadway, 12th Floor Albany, NY 12233

Re: Final Engineering Report and Site Management Plan Diamond Cleaners Site # 808030 Elmira, Chemung County

Dear Mr. Cruden:

At your Department's request, we have reviewed the revised February 2016 *Site Management Plan* (SMP) and February 2013 *Final Engineering Report* for the above referenced site. I understand remedial activities included demolition of the site building, including the foundation and floor slabs, and excavation of soil exceeding the protection of groundwater soil cleanup objective as described in 6 NYCRR Part 375, followed by placement of a site cover system. Remedial actions also included in-situ treatment of groundwater. I also understand that a sub-slab depressurization system was offered to the owner of an adjacent property; however, the owner declined the offer.

Human exposures to residual contamination at the site are being addressed through the implementation of the SMP. An environmental notice has been filed that limits the use and development of the site to commercial or industrial use and prohibits the use of groundwater at the site as a source or potable or process water without prior approval. The SMP includes an excavation work plan and requires that an evaluation be completed to determine whether actions are needed to address soil vapor intrusion at any future buildings on the site or at off-site buildings that were previously evaluated, including provisions for implementing actions recommended to address exposures. Compliance with the approved Site Management Plan and annual certification by the New York State Department of Environmental Conservation will ensure that the institutional and engineering controls remain effective.

Based on this information, I believe that the remedial actions have been satisfactorily completed in accordance with the March 2008 Record of Decision (ROD) for Operable Unit 1 and the March 2010 Record of Decision for Operable Unit 2 and that measures are in place to prevent human exposures to residual contamination. If you have any questions, please contact me at (518) 402-7860.

Sincerely,

Auri H. Ding

Justin H. Deming, Chief Regions 2, 4 and 8 Bureau of Environmental Exposure Investigation

- K. Anders / M. Doroski / e-File ec:
 - A. Bonamici NYSDOH WRO

 - T. Kump CCHD B. Putzig / M. Dunham NYSDEC Central Office B. Schilling NYSDEC Region 8

