

Public Meeting Invitation

**Thursday
March 13, 2008
7:00 p.m.**

Brighton Town Hall
Auditorium
2300 Elmwood Avenue,
Brighton (585) 784-5300

The New York State Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the proposed remedy for the Carriage Cleaners Site. At the meeting, representatives from the NYSDEC and NYSDOH will:

- Describe results of the site investigations;
- Explain the proposed remedy;
- Answer your questions about the remedy;
- Receive your verbal or written comments about the proposal.

PUBLIC COMMENT PERIOD

**From: March 1, 2008
To: March 31, 2008**

FACT SHEET

February 2008

CARRIAGE CLEANERS SITE

SITE No. 828120

2101 Monroe Avenue,

Brighton, New York

Remedial Action Proposed for the Carriage Cleaners Site

Public Meeting, Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), has proposed a remedy designed to address contamination identified at the Carriage Cleaners site in Brighton, New York (*see location map on page 4*).

The Proposed Action: Highlights of the proposed remedy include excavation of contaminated soils, the installation of a soil vapor and groundwater extraction system, and imposition of an environmental easement with periodic certification. This proposal is described in the site's Proposed Remedial Action Plan or PRAP. The PRAP was developed following a detailed investigation of the site. It evaluates different options to clean up the site and presents the alternative preferred by the NYSDEC and NYSDOH.

See pages 2 and 3 of this fact sheet for a summary of the PRAP, site background, and summary of the site investigation. The full PRAP is available for your review at the document repositories listed on page 3.

Your Opportunities to Comment on the Proposed Remedy: Release of the PRAP begins a process to finalize selection of the remedy for the site. Your comments and input about the proposed clean up are important and encouraged.

Your oral and written comments about the PRAP are welcome at the **public meeting** (see sidebar) and during the **public comment period** which runs until March 31, 2008. Written comments also may be mailed until the end of the comment period to:

Jason M. Pelton
New York State Department of Environmental Conservation
Division of Environmental Remediation
12th Floor, 625 Broadway
Albany, NY 12233-7016

What Happens Next: All comments received during the public comment period will be considered as the remedy for the Carriage Cleaners site is finalized. Public input will be factored into the record of decision (ROD) which will describe the remedy selected and why it was chosen. NYSDEC will respond to comments in a responsiveness summary included in the ROD.

Site History

The Carriage Cleaners site is located at 2101 Monroe Avenue in the Town of Brighton, and is bounded by Monroe Avenue to the north, Brooklawn Drive to the west, and by residential properties to the south and east. The approximately 0.35-acre parcel is zoned commercially and located in a densely populated mixed commercial and residential area. The area is served by municipal water and sewer.

Currently, the site operates as a dry cleaner; using both tetrachloroethene (PCE) and petroleum based dry cleaning solvents in its daily operations. Carriage Cleaners has been the owner/operator over the past 15 years; however, the site has apparently operated as a dry cleaning establishment for more than 25 years. The use and handling of PCE, a common dry cleaning solvent, over this period of more than 25 years has contributed to the on-site and off-site contamination.

During an investigation related to a petroleum spill at the former Newcomb Oil/Citgo Gasoline Station (Figure on page 4) at 2087 Monroe Avenue, PCE was detected in groundwater samples collected downgradient of the Carriage Cleaners Site. Given the presence and distribution of the PCE, the Carriage Cleaners property was implicated as the suspected source of PCE in groundwater.

The owner of Carriage Cleaners subsequently completed an environmental site assessment. The results of the assessment reportedly did not identify a specific source for the PCE contamination, but did indicate that soil and groundwater at the Carriage Cleaners property were impacted with PCE and that a possible break in the underground storm and sanitary sewer lines may represent the potential source for the PCE contamination.

Site Investigation

The purpose of the NYSDEC remedial investigation (RI) was to define the nature and extent of contamination resulting from previous activities at the site. The investigation was conducted between March 2005 and November 2007. Detailed descriptions of the field activities and findings of the investigation are described in the remedial investigation report in the document repositories.

During the RI, monitoring wells were installed and groundwater samples were collected for lab analysis to

define the limits of the groundwater contamination. Soil vapor, sub-slab soil vapor, and indoor air samples were collected to evaluate vapor intrusion. Finally, subsurface soil samples were collected from several locations at the Carriage Cleaners property to assess possible PCE disposal areas.

Data collected as part of the RI suggest that PCE disposal may have occurred at multiple locations at the Carriage Cleaners site. The data suggests that the dry cleaning contaminants migrated off-site with groundwater to the northeast. The indoor air sampling included 45 locations and indicate that vapor intrusion is restricted to properties immediately adjacent to or downgradient of the Carriage Cleaners property.

Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed immediately.

Mitigation measures were taken at three off-site buildings to address current human exposures (via inhalation) to volatile organic compounds associated with soil vapor intrusion.

Summary of Proposed Remedial Action

The PRAP identifies the remedy preferred by the NYSDEC and NYSDOH to remediate the solvent contamination in the groundwater and soil. The solvent found is PCE which is a chemical commonly used in dry cleaning. The proposed alternative was chosen following a detailed investigation of the site and evaluation of alternatives for remediating the contamination.

The primary elements of the proposed remedy include:

- Excavation of contaminated soil would occur in accessible portions of the site to remove soils that have concentrations of PCE greater than the soil cleanup objectives.
- Soil vapor extraction wells would be installed in the area below ground surface and above the water table. A vacuum would be applied to the extraction wells to draw air through the soil and remove the contaminants.
- A groundwater extraction system would be installed to collect on-site contaminated bedrock groundwater and to prevent continued off-site migration of contaminants from the site.

- Imposition of an institutional control in the form of an environmental easement that would limit property use, require compliance with a site management plan, and restrict groundwater usage.
- Since the remedy results in untreated hazardous waste remaining at the site, a long-term monitoring program would be instituted.

Costs and Funding for the Site Remedy

The total present worth to construct and implement the proposed remedy is estimated at \$3,700,000. This remedy would be funded through the state Superfund.

Site Related Health Issues

On-site groundwater, soil, and soil vapor are contaminated with volatile organic compounds associated with dry cleaning chemicals. The area is served by public water, so ingestion of contaminated groundwater is not expected. On-site contaminated soil is located beneath the ground surface or beneath the on-site building; therefore, contact with contaminated soil is not expected. A sub-slab depressurization system has been installed beneath the on-site building and two off-site buildings, minimizing the potential for inhalation of contaminated soil vapors. Off-site soil vapor sampling conducted at additional off-site structures has not identified soil vapor contamination at levels that warrant mitigative actions. However, additional soil vapor sampling will be conducted during the remedial design to ensure there are no off-site inhalation exposures.

Document Repositories: *To review the complete PRAP and other site information:*

Brighton Memorial Library

Reference Desk
2300 Elmwood Avenue
Brighton, N.Y. 14618
Hours: M-Th 10:00 a.m. - 9:00 p.m.,
F 10:00 a.m. - 6:00 p.m.,
Sa 10:00 a.m. - 4:00 p.m.,
Su 1:00 p.m. - 4:00 p.m.
Phone: (585) 784-5300

NYSDEC Region 8 Office

6274 E. Avon-Lima Road
Avon, New York 14414
Hours: M - F 8:30 a.m. - 4:00 p.m.
Appointment requested;
contact Lisa LoMaestro Silvestri at
(585) 226-5326

NYSDEC Central Office

625 Broadway, 12th Floor
Albany, NY 12233-7016
Hours: M - F 8:30 a.m. - 4:00 p.m.
Appointment requested;
contact Jason Pelton at
(518) 402-9814 or 888-459-8667

For More Information: *Call or write the following staff for more information about:*

Meeting/Comment Period/

Technical Information:

Jason Pelton, Project Manager
NYSDEC Central Office
625 Broadway, 12th Floor
Albany, NY 12233-7016
Phone: (518) 402-9814 or
(888) 459-8667
E-mail: jmpelton@gw.dec.state.ny.us

Site-Related Health

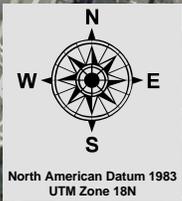
Information:

Debbie McNaughton
NYSDOH
335 E. Main Street
Rochester, New York 14604-
2127
Phone: (585) 423-8069

Citizen Participation:

Lisa LoMaestro Silvestri
NYSDEC Region 8
6274 E. Avon-Lima Road
Avon, New York 14414
Phone: (585) 226-5326

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.



New York State
Department of Environmental Conservation
Division of Environmental Remediation

Former Citgo
Gasoline Station
2087 Monroe Avenue

Carriage Cleaners Site
2101 Monroe Avenue



SITE LOCATION MAP