



FACT SHEET

State Superfund Program

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

Carriage Cleaners
Site Number 828120
Town of Brighton, Monroe County, New York

May 2011

Cleanup Action to Begin at State Superfund Site

Action is about to begin that will address contamination related to the Carriage Cleaners site (“site”) located at 2101 Monroe Avenue in the Town of Brighton, Monroe County, under New York’s State (NYS) Superfund Program. See site location map below.



The cleanup action for the site includes the excavation and offsite disposal of contaminated soils/debris, the installation and operation of a groundwater extraction treatment system (GWT) and a soil vapor extraction (SVE) treatment system, and continued groundwater monitoring. The cleanup activities will be performed by a remedial contractor, OpTech Environmental (OpTech), with oversight provided by the NYSDEC’s engineering consultant for this project, MACTEC Engineering and Consulting P.C. (MACTEC).

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 the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC generally attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF visit: www.dec.ny.gov/chemical/8439.html

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 main elements of the remedy include:

1. Excavation of contaminated soil to the depth of bedrock (approximately sixteen feet below ground surface). Excavated material will be disposed of properly at an offsite facility. Excavations will be backfilled with clean soil.
2. The SVE treatment system wells will be installed above the water table. Contaminated air from the extraction wells will go through the treatment system to remove contaminants before the air is discharged to the atmosphere.
3. The GWT system will consist of one extraction well to collect groundwater onsite to prevent continued off-site migration of contaminants from the site.
4. Imposition of an institutional control in the form of an environmental easement that will require (a) limiting the use and development of the property to commercial use, which will also permit industrial use, in conformance of local zoning; (b) compliance with the approved site management plan; (c) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH); and (d) submission of a periodic certification of institutional and engineering controls to the NYSDEC by the owner.
5. Development of a site management plan which will include the following institutional and engineering controls: (a) management of site excavation activities to ensure that excavated soil will be tested, properly handled to protect the health and safety of workers and the nearby community, and will be properly managed in a manner acceptable to the NYSDEC; (b) continued evaluation of the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (c) continued operation and periodic evaluation of the sub-slab depressurization systems at the site and at off-site properties; (d) monitoring of groundwater and soil vapor; (e) identification of any use restrictions on the site; and (f) provisions for the continued proper operation and maintenance of the components of the remedy.
6. The operation of the components of the remedy will continue until the remedial objectives have been achieved, or until the NYSDEC determines that continued operation is technically impracticable or not feasible.
7. Since the remedy results in untreated hazardous waste remaining at the site, a long-term monitoring program of groundwater and soil vapor will be instituted.

Next Steps

The NYSDEC is scheduled to begin cleanup activities at the site in June 2011. These activities are anticipated to take about ten (10) months to complete at a cost of approximately \$446,264. Long-term site management by NYSDEC will follow.

All construction work will be performed under full-time oversight by, MACTEC, the engineering consultant hired by NYSDEC. In addition, the contractor's Community Protection Plan, for the work was reviewed to ensure that on-site workers and the nearby community are protected during these activities. A copy of that plan has been placed into the document repositories identified below.

During cleanup activities, 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 practical. Furthermore, the contractor is responsible for keeping the transportation route clean of soil and fill materials generated during site cleanup activities.

After cleanup activities are completed, NYSDEC will prepare a Final Engineering Report. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

NYSDEC will keep the public informed during the cleanup of the site by fact sheets issued electronically through the Monroe County listserv (see blue highlighted box below).

Background

Based primarily upon groundwater and soil sampling data collected in 2004, the site was listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Disposal Sites (list of State Superfund sites) later in 2004. A Class 2 site represents a significant threat to public health or the environment; action is required.

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 commercially zoned and located in a densely populated mixed commercial and residential area. The area is served by municipal water and sewer. The site is paved, preventing contact with contaminated soil. Currently, the site operates as a dry cleaner, and has apparently operated as a dry cleaning establishment for more than 25 years. The use and handling of tetrachloroethylene (PCE), a common dry cleaning solvent, over this period of more than 25 years, has contributed to the on-site and off-site contamination.

To evaluate the contamination present at the site and alternatives to address the significant threat to human health and the environment posed by the presence of hazardous waste, NYSDEC conducted a Remedial Investigation/Feasibility Study. The NYSDEC completed the State-funded investigation and study in 2007 and a final selection of the cleanup action was made and documented in a March 2008 Record of Decision.

The primary contaminant of concern at this site is PCE, a volatile organic compound that was

used at the site for dry cleaning operations. Chemicals that readily evaporate are called "volatile chemicals." PCE has contaminated the soil, groundwater, and soil gas. The standards, criteria and guidance have been exceeded in soil and groundwater, and soil gas.

The phrase "soil vapor intrusion" refers to the process by which volatile chemicals move from a subsurface source into the indoor air of overlying buildings. Soil vapor, or soil gas, is the air found in the pore spaces between soil particles. Because of a difference in pressure, soil vapor enters buildings through cracks in slabs or basement floors and walls, and through openings around sump pumps or where pipes and electrical wires go through the foundation. Heating, ventilation or air-conditioning systems may create a negative pressure that can draw soil vapor into the building. This intrusion is similar to how radon gas seeps into buildings. In 2004 and 2006, the potential for soil vapor intrusion into off-site structures was evaluated. Soil vapor mitigation systems were installed to protect 5 offsite structures.

Remedial design investigations were performed by the NYSDEC from 2008 through 2010. The remedial design was completed in October 2010. Plans and specifications associated with the implementation of the remedial action were advertised for bid in October 2010. OpTech, based out of Syracuse, New York, was given formal notice to proceed with the cleanup in May 2011.

For More Information

Project documents are available at the following locations to help the public to stay informed. These documents include the decision document describing the selected remedy for the site, called the "Record of Decision."

Brighton Memorial Library
2300 Elmwood Avenue
Brighton, NY 14618
Phone: (585) 784-5300
Web: <http://www.brightonlibrary.org/>

NYSDEC Region 8 Office
6274 East Avon-Lima Road
Avon, NY 14414-9516
Contact: Mrs. Linda Vera
Phone: (585) 226-5324
(Appointment Requested)

Whom to Contact

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

Project Related Questions
David J. Chiusano, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, New York 12233-7017
Phone: (518) 402-9814
E-Mail: djchiusa@gw.dec.state.ny.us

Site-Related Health Questions
Debbie McNaughton
NYSDOH
335 East Main Street
Rochester, New York 14604-2127
Phone: (585) 423-8069

Citizen Participation Specialist
Linda Vera
New York State Department of
Environmental Conservation Region 8
6274 East Avon-Lima Road
Avon, New York 14414-9516
Phone: (585) 226-5324
E-Mail: ljvera@gw.dec.state.ny.us

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: 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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

CARRIAGE CLEANERS SITE CLEANUP PLAN

M:\Projects\nysdec1\Carriage Cleaners\Public Fact Sheet.dwg Fri, 06 May 2011 - 2:41pm JVMCKENZIE

