



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report**



11/24/2010

Site Code: 837016	Site Name: Starlite Dry Cleaners
City: (V) of Medina	Town: Ridgeway
Region: 8	County: Orleans
Current Classification: 02	Proposed Classification: 02
Estimated Size (acres): 0.21	Extra Details: Structure
Significant Threat: Yes	Site Type:
Priority ranking Score:	Project Manager: Thomas Festa

Summary of Approvals

Originator/Supervisor: William Wertz	09/01/2010
RHWRE: Bart Putzig:	09/14/2010
BEEI of NYSDOH:	10/19/2010
CO Bureau Director: Michael Cruden, Director, Remedial Bureau E:	09/16/2010
Assistant Division Director: Robert Schick:	10/22/2010

Site Description

This site is a historically commercial parcel covering approximately 0.21 acres on Main Street in the Village of Medina, Orleans County, NY. The property contains a 4,332 square foot stone building constructed circa 1830 as a produce warehouse and a 3,528 square foot addition to the north built circa 1910 as a livery and hitch barn. The building and addition were subsequently used for automobile sales and storage from approximately 1927-1948, and then as a dry cleaning operation from 1953 until 2004. The original stone building was heavily damaged by fire on March 11, 2004, and the drycleaning facility was completely destroyed.

Neighboring properties include the NYS Barge Canal to the east, a vacant former car dealership/auto repair and collision shop to the south, a bank to the north, and an auto repair facility/former gas station to the west. Fire damage to the structure may limit access to portions of the site.

Contaminants of Concern (Including Materials Disposed)	Quantity Disposed
OU	

Analytical Data Available for : Groundwater, Soil

Applicable Standards Exceeded for: Groundwater, Soil

Site Environmental Assessment

A Phase 1 ESA was completed in January of 2007 and indicated the potential for contamination associated



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with dry cleaning operations and/or automotive repair operations.

DEC conducted a site characterization to determine the presence of contamination at the site and the appropriateness of listing the site on the registry.

The P-Site investigation consisted of several geoprobe borings at the site perimeter. Due to the unsafe conditions inside the building footprint, no sampling could be conducted inside. The sampling of soils and groundwater at the site documented concentrations of several chlorinated VOCs exceeding standards. Specifically, in soil sample GP-2, vinyl chloride (VC) was detected at 0.4 ppm (standard is 0.02 ppm). In the corresponding groundwater sample, VC was detected at 330 ppb (std is 2 ppb) and cis-1,2-DCE was detected at 460 ppb (std is 5 ppb). In nearby groundwater sample GP-3, PCE, TCE, cis-1,2-DCE and VC were all detected above standards. Upgradient soil samples were ND. The site has a documented history of PCE use as a drycleaning solvent. Due to the cVOC detections in groundwater downgradient from the former dry cleaners, a source is suspected somewhere under the building. This suspected source area will be investigated in the remedial investigation. Impacted groundwater is likely discharging to the adjacent & immediately downgradient NYS Barge Canal.

Site Health Assessment

The NYSDOH will evaluate the potential for impacts to public health from exposure to site-related contaminants once sufficient information from the investigation of the site becomes available for review.

Remedy Description and Cost

Remedy Description for Operable Unit 01

Total Cost

OU	Site Management Plan Approval:	Status:
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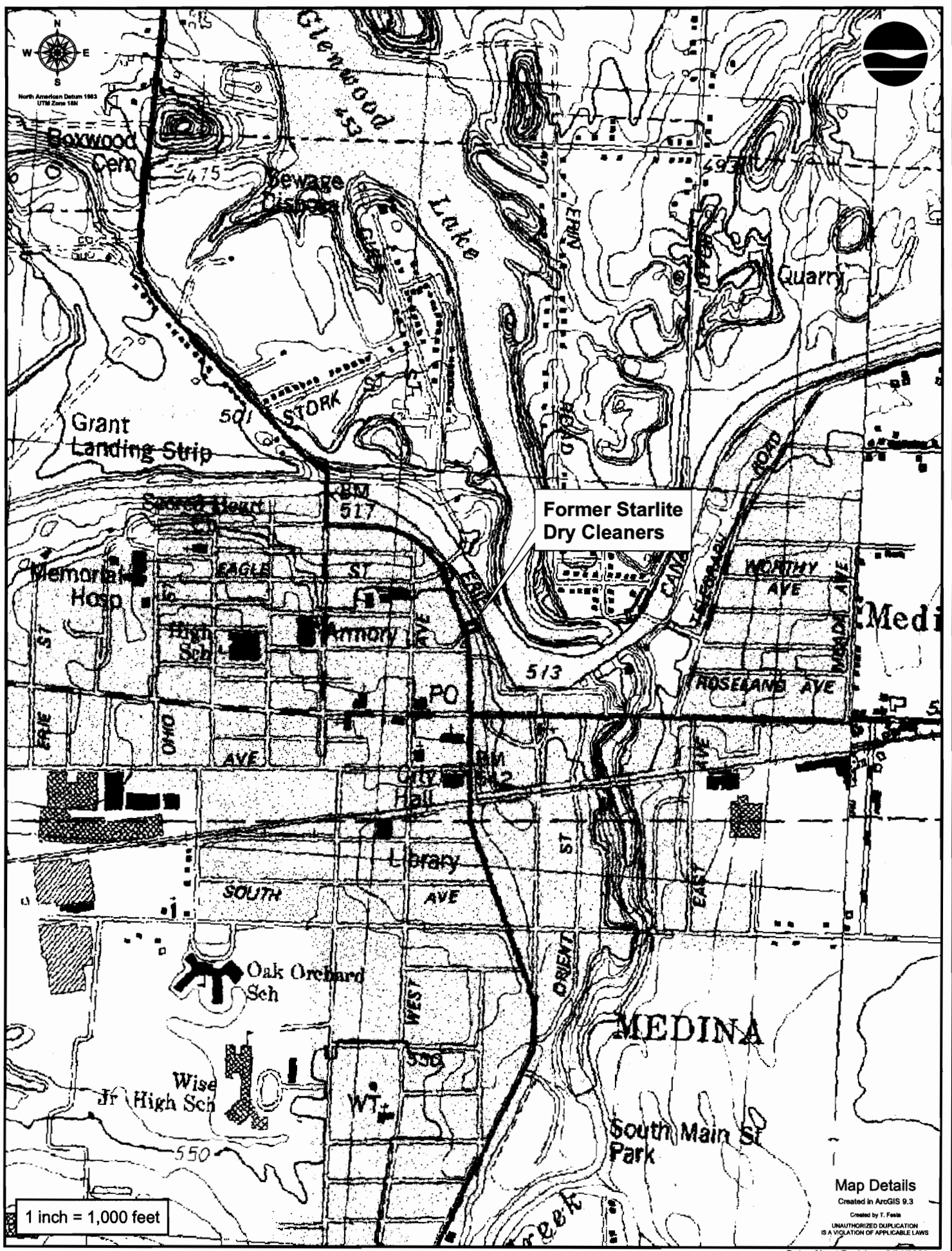
Basis for Classification Change

330 ppb
 TFF

P-Site investigation geoprobe sampling of soils and groundwater at the site had concentrations of several chlorinated VOCs exceeding standards. Specifically, in soil sample GP-2, vinyl chloride (VC) was detected at 0.4 ppm (standard is 0.02 ppm). In the corresponding groundwater sample, VC was detected at 330 ppb (std is 2 ppb) and cis-1,2-DCE was detected at 460 ppb (std is 5 ppb). In nearby groundwater sample GP-3, PCE, TCE, cis-1,2-DCE and VC were all detected above standards. Upgradient soil samples were ND. The site has a documented history of PCE use as a drycleaning solvent. The concentrations detected in downgradient groundwater samples suggest a source of chlorinated volatile organic compounds may be present somewhere beneath the building footprint.



North American Datum 1983
UTM Zone 18N



Former Starlite
Dry Cleaners

1 inch = 1,000 feet

Map Details
Created in ArcGIS 9.3
Created by T. Festa
UNAUTHORIZED DUPLICATION
IS A VIOLATION OF APPLICABLE LAWS

Date of Last Revision: 8/24/2009

**NY State Superfund Registry of Inactive Hazardous Waste Sites
Class 2 Listing Package Support Information**

Site Tax Parcel ID: 80.37-1-7
Site Owner Name: 331 Main St. Inc.
Site Contact: Matt Mosher

Adjacent Property Owners:

Address	Owner Name	Owner Mailing Address	Tax Parcel ID
320 Main St.	Charles Hartway	320 Main St., Medina NY, 14103	79.36-1-40
326 Main St.	Charles Hartway	320 Main St., Medina NY, 14103	79.36-1-41
328 Main St.	Ronald Thomas	452 East Oak Orchard St., Medina NY, 14103	79.36-1-42
329 Main St.	First Niagara Bank	Real Estate Manager 6950 S. Transit, Lockport NY, 14095	80.5-1-68
333 Main St.	Carlton Little	5859 Locust St., Lockport NY, 14094	80.37-1-8



North American Datum 1983
UTM Zone 18N



Former Starlite
Dry Cleaners

10

339

345

408

417-419

418-422

1 inch = 100 feet

Map Details

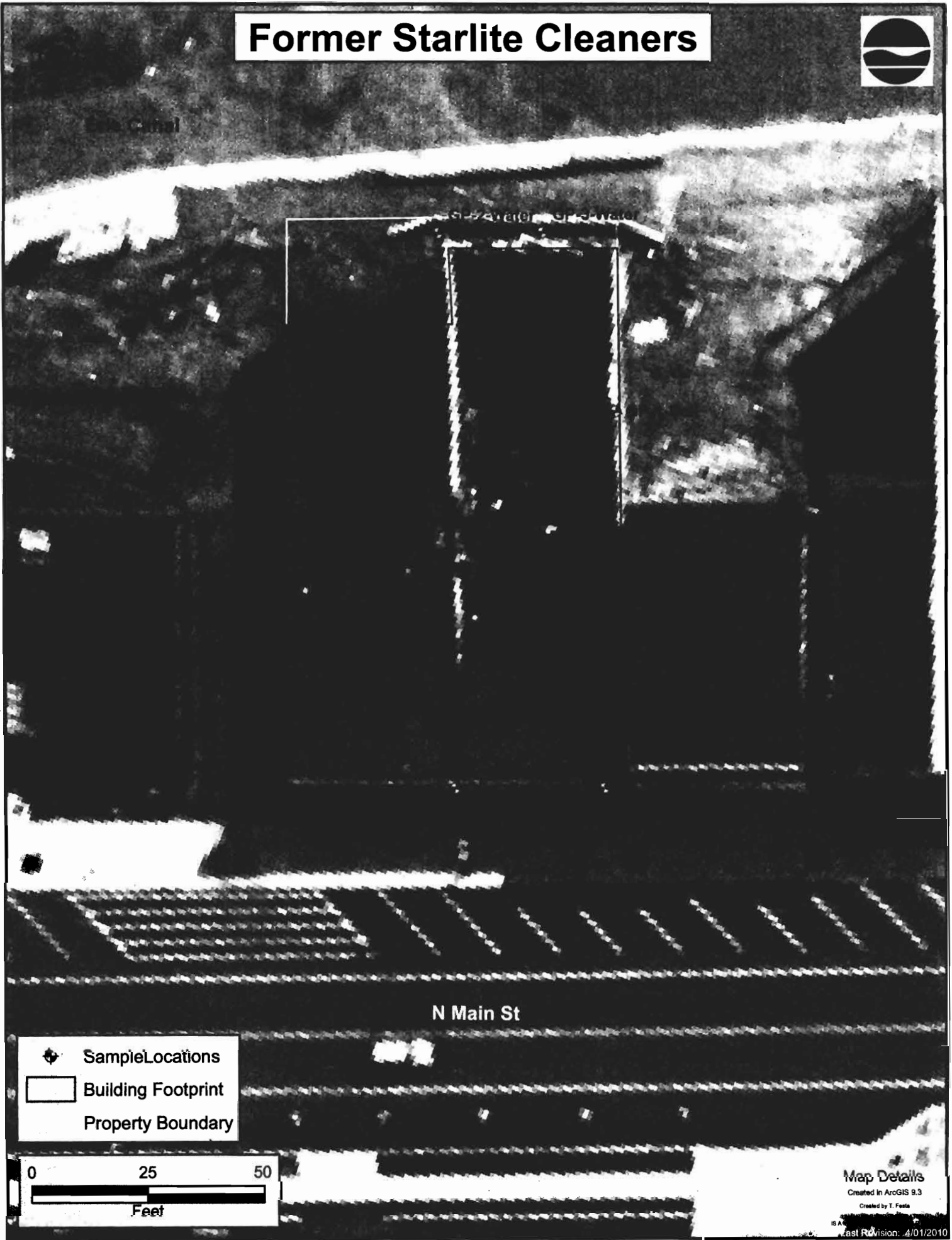
Created in ArcGIS 9.3

Created by T. Fields

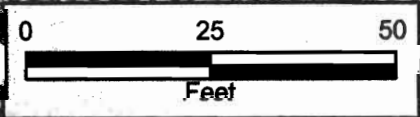
UNAUTHORIZED DUPLICATION
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Date of Last Revision: 9/29/2009

Former Starlite Cleaners



- ◆ SampleLocations
- Building Footprint
- - - Property Boundary



Map Details
Created in ArcGIS 9.3
Created by T. Festa

Last Revision: 4/01/2010

**Former Starlite Cleaners
 NYSDEC Site # 837016
 Exceedence of Standards
 11/16/2009**

Location	Matrix	Analyte	Value	Standard	Reference	Restricted SCO
GP-2	Soil	Lead	275 ppm	63 ppm	Part 375 Unrestricted SCO	Residential (400 ppm)
		Benz(a)anthracene	2 JD ppm	1 ppm		Commercial (5.6 ppm)
		Benzo(k)fluoranthene	1 JD ppm	0.8 ppm		Residential (1 ppm)
		Acetone	0.67 DB ppm	0.05 ppm		Residential (100 ppm)
GP-2	Groundwater	Vinyl Chloride	0.4 D ppm	0.02 ppm	NYS Ambient Water Quality Standards - Class GA	Residential (0.21 ppm)
		cis-1,2-DCE	460 D ppb	5 ppb		
GP-3	Groundwater	Vinyl Chloride	330 D ppb	2 ppb	NYS Ambient Water Quality Standards - Class GA	Residential (0.21 ppm)
		Benz(a)anthracene	1 J ppb	0.002 ppb		
		Chrysene	3 J ppb	0.002 ppb		
		Benzo(b)fluoranthene	2 J ppb	0.002 ppb		
		Benzo(k)fluoranthene	2 J ppb	0.002 ppb		
		Benzo(a)pyrene	2 J ppb	ND		
		Vinyl Chloride	34 ppb	2 ppb		
		cis-1,2-DCE	78 ppb	5 ppb		
		TCE	6.6 ppb	5 ppb		
		PCE	34 ppb	5 ppb		

J: Analyte detected below quantitation limits.

D: Analysis required sample dilution.

B: Analyte detected in the associated method blank.

ND: If analyte is detected, then it exceeds NYS Ambient Water Quality Class GA standards.



APPENDIX 2-1: SSF SITE CLASSIFICATION WORKSHEET



Site Name: Former Starlite Cleaners

Site ID No. 8-37-016

City/Town: Village of Medina, Town of Ridgeway

County: Orleans

1. Has remediation been completed in accordance with a ROD including properly addressing institutional controls (ICs)?	<input type="checkbox"/> Yes (go to 7)	<input checked="" type="checkbox"/> No (go to 2)	
2. Has hazardous waste as defined in ECL §27-1301.1 been disposed at the Site?	<input checked="" type="checkbox"/> Yes (go to 3)	<input type="checkbox"/> No (stop)	<input type="checkbox"/> Unsure (go to 11)
3. Does the Site present a current or reasonably foreseeable significant threat to public health or the environment (complete Significant Threat Determination Worksheet)?	<input checked="" type="checkbox"/> Yes (go to 4)	<input type="checkbox"/> No (go to 6)	<input type="checkbox"/> Unsure (go to 11)
4. Is the significant threat causing or presenting an imminent danger of causing irreversible or irreparable damage to public health or the environment?	<input type="checkbox"/> Yes (Class 1)	<input checked="" type="checkbox"/> No (go to 5)	<input type="checkbox"/> Unsure (stop)
5. Is the Site presenting a significant but not imminent threat to public health or the environment?	<input checked="" type="checkbox"/> Yes (Class 2)	<input type="checkbox"/> No (reevaluate)	
6. Has hazardous waste been disposed but it does not present a significant threat to public health or the environment and the site is suitable for placement on the Registry?	<input type="checkbox"/> Yes (Class 3)	<input type="checkbox"/> No (go to 10)	
7. Is the site properly remediated but still requires continued active site management to maintain/achieve protectiveness?	<input type="checkbox"/> Yes (Class 4)	<input type="checkbox"/> No (go to 8)	<input type="checkbox"/> Unsure (stop)
8. Is the site properly remediated, does not require continued active site management, but is not suitable for delisting or a required IC is not yet in place?	<input type="checkbox"/> Yes (Class 5)	<input type="checkbox"/> No (go to 9)	<input type="checkbox"/> Unsure (stop)
9. Is the site properly remediated, required ICs are in place, the site does not require continued active site management, and is suitable for delisting?	<input type="checkbox"/> Yes (Class: C)	<input type="checkbox"/> No (go to 10)	<input type="checkbox"/> Unsure (stop)
10. Based upon investigation, is the degree of contamination such that the Site does not qualify to be placed on the Registry and that additional remedial work is not anticipated at this time?	<input type="checkbox"/> Yes (Class: N)	<input type="checkbox"/> No (reevaluate)	<input type="checkbox"/> Unsure (stop)
11. Does insufficient information exist to properly classify the site?	<input type="checkbox"/> Yes (Class P)	<input type="checkbox"/> No (reevaluate)	<input type="checkbox"/> Unsure (stop)

Current Classification: P

Proposed Classification: 2

Summary of Main Factors Contributing to this Determination: Chlorinated solvents (PCE, TCE, DCE, and Vinyl Chloride) have been detected above standards in soils and groundwater on the site. Due to structural instabilities the full extent and nature of the contamination inside the building footprint has not been determined, however a source of cVOCs is suspected to be present. There is a significant threat to human health via vapor intrusion for future occupants of the property.

11/25/08



APPENDIX 2-2: SIGNIFICANT THREAT DETERMINATION WORKSHEET



State Superfund Program
6 NYCRR 375-2.7

Brownfield Cleanup Program
ECL 27-1411.1(c)

Site Name: Former Starlite Cleaners

Site ID No. 8-37-016

City/Town: Village of Medina, Town of Ridgeway

County: Orleans

1. Has all available and relevant evidence regarding the Site been reviewed and the factors in 375-2.7(a)(3) considered?	<input checked="" type="checkbox"/> Yes (go to 2)	<input type="checkbox"/> No (stop)	<input type="checkbox"/> Unsure (stop)
2. Does Site contamination result in significant adverse impacts (375-2.7(a)(1)) to:			
a. species that are endangered, threatened, or of concern?	<input type="checkbox"/> Yes (go to b)	<input checked="" type="checkbox"/> No (go to b)	<input type="checkbox"/> Unsure (go to b)
b. protected streams, tidal/freshwater wetlands, or significant fish and wildlife habitat?	<input type="checkbox"/> Yes (go to c)	<input type="checkbox"/> No (go to c)	<input checked="" type="checkbox"/> Unsure (go to c)
c. flora or fauna from bioaccumulation or leads to a recommendation to limit consumption?	<input type="checkbox"/> Yes (go to d)	<input type="checkbox"/> No (go to d)	<input checked="" type="checkbox"/> Unsure (go to d)
d. fish, shellfish, crustacea, or wildlife from concentrations that cause adverse/chronic effects?	<input type="checkbox"/> Yes (go to e)	<input type="checkbox"/> No (go to e)	<input checked="" type="checkbox"/> Unsure (go to e)
e. the environment due to a fire, spill, explosion, or reaction that generates toxic gases, vapors, fumes, mists or dusts?	<input type="checkbox"/> Yes (go to f)	<input type="checkbox"/> No (go to f)	<input checked="" type="checkbox"/> Unsure (go to f)
f. areas where individuals or water supplies may be present and NYSDOH has determined there to be a significantly increased risk to public health (including from soil vapor)?	<input checked="" type="checkbox"/> Yes (go to 3)	<input type="checkbox"/> No (go to 3)	<input type="checkbox"/> Unsure (go to 3)
3. Does Site contamination result in significant environmental damage (375-2.7(a)(2))?	<input checked="" type="checkbox"/> Yes (go to 4)	<input type="checkbox"/> No (go to 4)	<input type="checkbox"/> Unsure (stop)
4. If any box in items 2 or 3 have been checked "Yes," the site presents a significant threat to public health or the environment; check here.	Significant threat to: <input checked="" type="checkbox"/> Public Health <input checked="" type="checkbox"/> Environment		
5. If no boxes in items 2 or 3 have been checked "Yes," the site does not present a significant threat to public health or the environment; check here.	<input type="checkbox"/> Not a Significant Threat		
Summary of Main Factors Contributing to this Determination: PCE, TCE, DCE, and vinyl chloride contamination in soil and groundwater on the site has resulted in contamination of shallow groundwater discharging to the NYS Barge Canal, creating a significant threat to the environment. A public health exposure due to the potential exposure to contaminated air from vapor intrusion creates a reasonably foreseeable significant threat to public health.			

-CONFIDENTIAL- Phase I Environmental Site Assessment Report ©

SUBJECT PROPERTY:	Former Starlite Drycleaners (Proj. #05-403)	331 Main Street, V/Medina, T/Ridgeway, C/Orleans, NY 14103 Tax Acct. # 80.37-1-7
DATE:	17 January 2006	CLIENT: Medina Historical Society
SITE DESCRIPTION- The subject property (the "Property") is a commercial real estate parcel covering approximately 0.21 acres fronting on Main Street in the Village of Medina, Town of Ridgeway, County of Orleans, N.Y. The Property is improved by an approximately 4,332-square foot stone building constructed around 1830 as a produce warehouse and an approximately 3,528-square foot addition to the north built around 1910 as a livery and hitch barn. The building and addition were subsequently used for automobile sales and storage from approximately 1927-1948 and then as a dry cleaning operation from 1953 until 2004. The original stone building was heavily damaged by fire on 21 March 2004 and the drycleaning facility was completely destroyed. Neighboring properties include the Barge Canal to the east, a vacant former car dealership and automotive repair and collision shop to the south, a bank to the north and an automotive repair facility/former gasoline station to the west across Main Street. A topographic map, a tax map, a survey map and a circa 1910 photograph, of the Property are attached as Appendix A of this report.		

I. FINDINGS

Recognized Environmental Conditions (RECs)	Risk Rating (1=low, 2=medium, 3=high)		
	1	2	3
A) Suspected impairment of soil and/or groundwater quality on the Property from discharges associated with former dry cleaning operations on the Property.			X
B) Suspected impairment of soil and/or groundwater quality on the Property from discharges associated from automotive repair and collision shop operations on adjoining property to the south.		X	
C) Damaged suspect asbestos-containing materials (SACM) on the Property.	X		

II. RECOMMENDATIONS

REC	Recommendations
A)	A geoprobe investigation should be performed to evaluate subsurface soil and/or groundwater quality on the Property for contamination associated with dry cleaning operations to determine if remediation of the Property is warranted.
B)	A geoprobe investigation should be performed to evaluate soil and/or groundwater quality on the Property for contamination associated automotive mechanical and collision repair wastes reportedly discharged on the adjoining property at 331 Main Street, and to determine if remediation of the Property is warranted.
C)	An asbestos survey should be conducted by NYSDOL-certified personnel to determine the asbestos content of SACM on the Property to be disturbed by demolition/renovations and/or the SACM should be assumed to be asbestos-containing materials and removed according to regulation(s).

Executive Summary: We have performed Phase I Environmental Site Assessment (ESA) of the *Property* in conformance with the scope and limitations of ASTM Practice E1527-2000. There are no exceptions or deletions from this Practice. This Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with the *Property* except for the following:

- (1) **Suspected impairment of soil and/or groundwater quality on the *Property* from discharges associated with former dry cleaning operations on the *Property*:** The *Property* was used as a drycleaning plant from about 1953 until 2004 when the facility was destroyed by fire. The previous owner/operator reported that perchloroethylene (a/k/a tetrachloroethylene or "Perc") was used as a solvent in dry-cleaning equipment operated on the *Property* from 1953 until sometime in the 1990's when the drycleaning system was converted to a petroleum-based solvent. Spent dry-cleaning filters, lint and other wastes generated by dry-cleaning operations were reportedly disposed of properly and according to regulation(s) by Safety Kleen, Inc. for the past several years. However, drycleaning wastes were generated during the period 1953 to the 1970's, before waste disposal regulations were promulgated. The potential exists that dry-cleaning wastes (e.g., perchloroethylene) were discharged onto the *Property* and that soil and/or groundwater quality has been impaired.

Recommendations: A subsurface investigation should be performed to evaluate subsurface soil and/or groundwater quality on the *Property* for evidence of contamination associated with previous dry-cleaning operations. If evidence of contamination is detected, further investigation should be performed to determine the type and extent of contamination and the need for remediation.

- (2) **Suspected impairment of soil and/or groundwater quality on the *Property* from discharges associated with automotive repair and collision shop operations on adjoining property to the south:** The adjoining property at 333 Main Street has a history of use as an automotive sales, service and collision repair facility from approximately 1927 to 1971. The former *Property* owner reported observing wastes from automotive repair operations being discarded onto the ground surface at 333 Main Street on several occasions. The potential exists that these discarded automotive repair wastes have migrated onto and impacted soil and/or groundwater quality on the *Property*.

Recommendations: A subsurface investigation should be performed on the *Property* to evaluate subsurface soil and/or groundwater quality for evidence of contamination associated with automotive repair operations. If contamination is detected, soil and/or groundwater sampling should be performed to determine the type and extent of contamination and the need for remediation.

- (3) **Damaged and/or friable suspect asbestos-containing materials:** Rolled roofing and joint compound associated with drywall debris were observed in fire-damaged areas of the stone building on the *Property*. These building materials are each considered suspect asbestos-containing materials (SACM). The fire-damaged building has been declared structurally unsound by engineers hired by the Village of Medina. Due to safety concerns, a complete asbestos survey to determine their asbestos content can not be performed of some of the SACM on the *Property* that will be disturbed by demolition and/or renovation.

Recommendations: SACM in the fire-damaged stone building should be assumed to contain asbestos and handled as such in accordance with applicable regulations during any demolition or renovation work. An asbestos inspection should be performed of any remaining SACM that will be disturbed by demolition and/or renovation.

Note regarding suspect asbestos-containing materials: A complete asbestos inspection was not performed as a part of this Phase I ESA. Where apparent, suspect asbestos-containing materials (SACM) have been identified; however, the *Property* may contain other asbestos materials. Asbestos is identified as an environmental concern when the observable condition of the SACM (i.e., damaged and/or friable) suggests the release of asbestos fibers under normal facility operations. Should any asbestos-containing materials be disturbed and/or removed during renovations or demolition, their removal, handling and disposal are subject to federal and state regulations. No representations are made concerning previous asbestos removal activities. A complete asbestos inspection should be performed for any areas of the building addition that will undergo demolition or renovation that could potentially disturb SACM.



STATE OF NEW YORK
DEPARTMENT OF HEALTH

Flanigan Square 547 River Street Troy, New York 12180-2216

Richard F. Daines, M.D.
Commissioner

James W. Clyne, Jr.
Executive Deputy Commissioner

October 19, 2010

Mr. Joseph White
Division of Environmental Remediation
NYS Dept. of Environmental Conservation
625 Broadway – 12th Floor
Albany, NY 12233-7011

Re: **Site Classification Report**
Starlite Dry Cleaners Site #837016
Ridgeway (T), Orleans County

Dear Mr. White:

Staff reviewed the September 2010 classification package and supporting material for the Starlite Dry Cleaners site located in the Town of Ridgeway, Orleans County. Based on that review, I understand that elevated concentrations of chlorinated solvents have been detected in groundwater and soils as a result of historical dry cleaning operations. Specifically, in soil sample GP-2, vinyl chloride was detected at 400 parts per billion and in the corresponding groundwater sample, vinyl chloride was detected at 330 parts per billion. Also, cis-1,2-, dichloroethene and trichloroethene were detected in on-site groundwater above Class GA drinking water standards. Additional environmental investigations are needed to evaluate the nature and extent of contamination, as well as the potential for exposures via soil vapor intrusion on and off-site.

Based on the available information, I believe this site represents a significant threat to public health and I concur with the recommendation to classify it as a Class 2 site on the Registry of Inactive Hazardous Waste Disposal sites. If you have any questions, please call Geoffrey Laccetti at (518) 402-7860.

Sincerely,

Steven M. Bates, Acting Director
Bureau of Environmental Exposure Investigation

ec: A. Salame-Alfie, Ph.D.
G. Laccetti/ K. Anders/ J. Kenney
R. Van Houten - WRO
T. Festa - NYSDEC Central Office
B. Putzig - NYSDEC Reg. 8
K. Lewandowski - NYSDEC Central Office

