



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Schmuckler's Dry Cleaners  
358-364 North Avenue  
New Rochelle, Westchester Co.

SITE No. C360088

NYSDEC REGION 3

December 2017

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

**Where to Find Information:**  
*Project documents are available at the following location(s) to help the public stay informed.*

**New Rochelle Public Library**

1 Liberty Plaza  
New Rochelle, NY 10801  
Call for hours: (914) 632-7878

**NYSDEC, Region 3 Office**

21 South Putt Corners Road  
New Paltz, NY 12561  
Call in advance: (845) 256-3033

**Who to Contact:**

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

**Project Related Questions**

Kiera Thompson, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9662  
[kiera.thompson@dec.ny.gov](mailto:kiera.thompson@dec.ny.gov)

**Public Health questions:**

Melissa Doroski, Public Health Specialist  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beej@health.state.ny.us](mailto:beej@health.state.ny.us)

For additional information on the New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the **Schmuckler's Dry Cleaners** site (the "Site") located at **358-364 North Avenue, New Rochelle, Westchester County**. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **December 22nd – February 5th**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

**Draft Remedial Action Work Plan:** The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed remedy will address the chlorinated solvent contamination associated with the former dry cleaning operation, and consists of:

- **Enhanced Bioremediation:** Groundwater will be treated by the injection of a combination of compounds and nutrients which destroy site contaminants, and encourage bacterial growth. Injections will be made in five injection wells in the basement of the on-site building.
- **Site Cover:** To prevent human exposure to any contaminated soil/fill remaining at the site, a site-wide cover system is required consisting of a combination of the on-site building, concrete sidewalks, asphalt, and clean soils. Any exposed soils such as the grassy backyard of the site building will be covered with at least two feet of clean soil.

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- **Liquid Contaminant Collection:** To remove and prevent migration of contamination in groundwater from leaving the site, contamination present in a separate phase liquid will be collected and recovered from wells approximately 10 – 12 feet below ground surface. If wells accumulate large quantities of liquid over an extended time period, evaluation and implementation of additional remedial actions will be required.
- **Institutional Controls:** An environmental easement has been placed at the site which restricts land use to restricted residential use, restricts groundwater use, and requires compliance with a NYSDEC approved Site Management Plan.
- **Site Management Plan:** A Site Management Plan is required which manages the remaining contamination at the site and provides a plan for certification of the institutional and engineering controls.

**Interim Remedial Measure:** A soil vapor mitigation system was installed under the poured concrete slab of the on-site building's basement. The system is a combination of a sub-slab depressurization system (SSDS) and a soil vapor extraction (SVE) system which addresses both soil gas mitigation and remediation of contaminated media. The installation and testing of this system began in 2008 with final approval granted in 2013. The system continues to operate at the site.

**Site Description:** The Schmuckler's Dry Cleaners site is located in an urban area located at 258-364 North Avenue in New Rochelle, Westchester County. The site is 0.21 acres, most of which is covered by a two-story row building with a full basement. In addition to the former dry cleaners, historically located on the first floor, the site also includes an enclosed backyard area to the immediate west of the building. The backyard includes lawn, but also includes elevated planting beds, a concrete pad, and a paved walkway.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C360088) at:

<http://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

**Summary of the Investigation:** Based on the investigations conducted to date, the primary contaminants of concern at the site are chlorinated volatile organic compounds (VOCs), primarily tetrachloroethylene (PCE) and its breakdown compounds, in soils, groundwater, sub-slab vapor, and soil gas; petroleum-related VOCs in soils, groundwater, sub-slab vapor, and soil gas; and semi-volatile organic compounds (SVOCs) in groundwater, atop which some floating petroleum product was observed in some on-site wells.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

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*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.*

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## **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](http://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.

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## Site Location Map



Figure 1: Schmuckler's Dry Cleaners Location



