



FACT SHEET State Superfund Program

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Site Name: Industrial Overall Service Corp.
DEC Site #: 360109
Address: 10 Bartels Place
New Rochelle, NY 10801-7241

Have questions? See "Who to Contact" Below

Investigation Completed at State Superfund Site; Results Will Help to Evaluate Ways to Address Contamination

An investigation has been completed for the Industrial Overall Service Corp. site ("site") located at 10 Bartels Place, 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 below under "Where to Find Information." The investigation was conducted by the New York State Department of Environmental Conservation (NYSDEC).

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

NYSDEC has approved a report, called a "Remedial Investigation Report," that describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

Primary Contaminants: A Remedial Investigation was conducted on the site from 2012 to 2015. The primary contaminants of concern are volatile organic compounds (VOCs) in surface soils, subsurface soils, groundwater, soil vapor, and indoor air. These compounds include the primary site contaminants of tetrachloroethene (PCE) and its breakdown products trichloroethene (TCE), cis-1,2-Dichloroethene (cis-1,2 DCE) and vinyl chloride (VC). 1,1,1-trichloroethane (111-TCA) was also detected at the site in groundwater.

Sources of Contamination: The Remedial Investigation Report (RIR) has identified two sources of contamination at the site: 1) the "lint trap" which is a subsurface concrete and brick structure within the site building that traps solid materials from laundry wastewater prior to discharge to the public sewer system; and, 2) two debris piles on the ground to the northwest and west of the site building where laundry waste materials including material originating from the lint trap were disposed. Results from the lint trap area indicate that contaminants were released from the sludge within the trap and migrated vertically into the bedrock and then spread laterally within that layer as well as into the deeper bedrock.

**Contamination of Soils:** Surface soils (sampled from 0-2 feet below ground surface) and subsurface soils (sampled from 2–94 feet below ground surface) contaminated with VOCs were identified on the site and on the adjacent Metro North Railroad property to the north and northwest. Over 230 soil samples were collected as part of the investigation and many were found to exceed the applicable soil cleanup objectives (SCOs) for PCE, as well as for TCE, cis-1,2 DCE, and VC.

**Contamination of Groundwater:** Groundwater was sampled from 53 monitoring wells located on and off site, from both overburden and bedrock wells, and at 30 groundwater grab sample locations. A total of 152 groundwater samples were collected during the investigation. The site-related contaminant plume stretches more than 1900 feet southwest of the site and affects both overburden and bedrock aquifers. People are not drinking the contaminated water at the site and the area is served by a public water supply that is not affected by this contamination.

**Soil Vapor Intrusion:** A soil vapor intrusion investigation was performed in 16 structures located near the site. This included sampling of sub-slab soil vapor, indoor air, and outdoor air. Two structures were identified as requiring mitigation due to the presence of VOCs in indoor and/or soil vapor below the building slab. Sub-slab depressurization systems were subsequently installed and are operating in these two structures. Four of the 16 structures sampled require monitoring of indoor air, which is ongoing.

**Supplemental Remedial Investigation:** A Supplemental Remedial Investigation (SRI) was conducted in October 2015 to address data gaps identified in the draft RIR. The SRI involved additional sampling at and near the site. Results of the SRI indicated:

- the contaminants on the MetroNorth Railroad (MNR) property generally correspond with the surface disposal areas addressed in the site Interim Remedial Measure (described below);
- the sanitary sewer line is not acting as a preferential pathway for contaminants originating at the lint trap to migrate into nearby structures as soil vapor;
- 1,1,1-TCA appears to be from an upgradient source; and,
- the former dry cleaning machine location within the site building is not an additional source of contamination to soil and shallow groundwater.

### **Interim Remedial Measure (IRM)**

In June of 2014 an IRM was completed to remove contaminated soils from a residential property adjacent to the site. Soils on-site and on the MNR property were regraded to prevent surface water run-off from the area of surficial contamination (soil and debris piles) onto the residential property. Approximately 144 tons of soil were excavated to meet residential Soil Cleanup Objectives on the residential property. The residential property was restored with clean imported backfill, top soil, and was reseeded and mulched.

### **Next Steps**

A Feasibility Study will be conducted based on information obtained during the investigation to achieve the following:

- 1) define the objectives of the site cleanup program;
- 2) develop cleanup alternatives; and
- 3) screen and analyze the alternatives.

NYSDEC will then develop a draft cleanup plan, called a "Proposed Remedial Action Plan." This plan describes the remedy preferred by NYSDEC to address contamination related to the site. The draft cleanup plan will explain the decision that led to the preferred remedy by discussing each alternative and the reasons for choosing or rejecting it. The goal of the plan will be to ensure the protection of public health and the environment. NYSDEC will announce the draft cleanup plan in a future fact sheet and present it to the public for its review and comment during a 30-day comment period and at a public meeting.

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

### **Background**

**Location:** The Industrial Overall Service Corporation site is located at 10 Bartels Place in the City of New Rochelle, Westchester County, NY. The site is located east of I-95 and west of US-1 (Huguenot Street) and it is bounded by Reylea Place, Bartels Place, Centre Avenue and the Metro North railroad property and tracks.

**Site Features:** The site is 0.42 acres in size and resides on a slightly sloping irregularly shaped parcel. The main site feature includes a six-sided building which occupies the majority of the property and a small parking area located to the south and southwest of the building. The surrounding area is urban with a mix of commercial and residential establishments.

**Current Zoning/ Uses:** This property is zoned for commercial use. The building is the location of two active businesses, Workingman's Closet and Apparel +Plus. The Workingman's Closet business uses the business address of 27 Centre Street.

**Past Uses of the Site:** Industrial Overall Services has been operating at the current location as a uniform and industrial clothing laundering facility, historically cleaning heavily soiled clothing from auto body and gasoline dispensing businesses since 1939. Based on a Sanborn Fire Insurance Map from 1931, the site previously operated as an automobile garage. In 1980, Workingman's Closet, which sells new and reclaimed work clothes, was opened, and a dry cleaning facility operated there for a short time in the same decade. Today, Workingman's Closet launders linens and uniforms for restaurants and other businesses, and Apparel +Plus is a retail uniform business.

Laundry operations on the site have used various cleaning products in the past. A remedial investigation conducted at the site has measured high concentrations of the dry cleaning chemical tetrachloroethylene (PCE) and its degradation products which is migrating from two sources: the

subsurface lint trap located within the site building, and a debris and waste disposal area on the ground surface on site and on the adjacent Metro North Railroad property. Contamination migrating from these sources has impacted groundwater in the bedrock and overburden aquifers and has developed a plume extending downgradient (southwest) from the site over 1900 feet.

**Site Geology and Hydrology:** Groundwater is found in the overburden and in the bedrock. Groundwater is generally found 10 to 15 feet below ground surface and flows in a southwesterly direction. Overburden in the vicinity ranges in thickness from 2.2 feet to 32 feet, and consists of fill material (1-5 feet in thickness) and varied amounts of fine to coarse sand with varying amounts of silt. Bedrock in the vicinity is a highly weathered, undulating rock and is generally more transmissive of groundwater than the till-like overburden material directly above.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=360109>

**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/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>

## **FOR MORE INFORMATION**

### **Where to Find Information**

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

New Rochelle Public Library  
1 Library Plaza  
New Rochelle, NY 10801  
phone: 914-632-7878

New York State Department of Environmental Conservation  
Attn: Region 3 Headquarters  
21 South Putt Corners Rd  
New Paltz, NY 12561  
phone: 845-256-3000

## Who to Contact

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

### Project Related Questions

Kiera Thompson  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9662  
kiera.thompson@dec.ny.gov

### Site-Related Health Questions

Bridget Boyd  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower Room 1787  
Albany, NY 12237  
518-402-7880  
BEEI@health.ny.gov

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### **Receive Site Fact Sheets by Email**

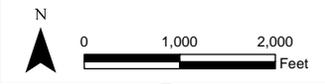
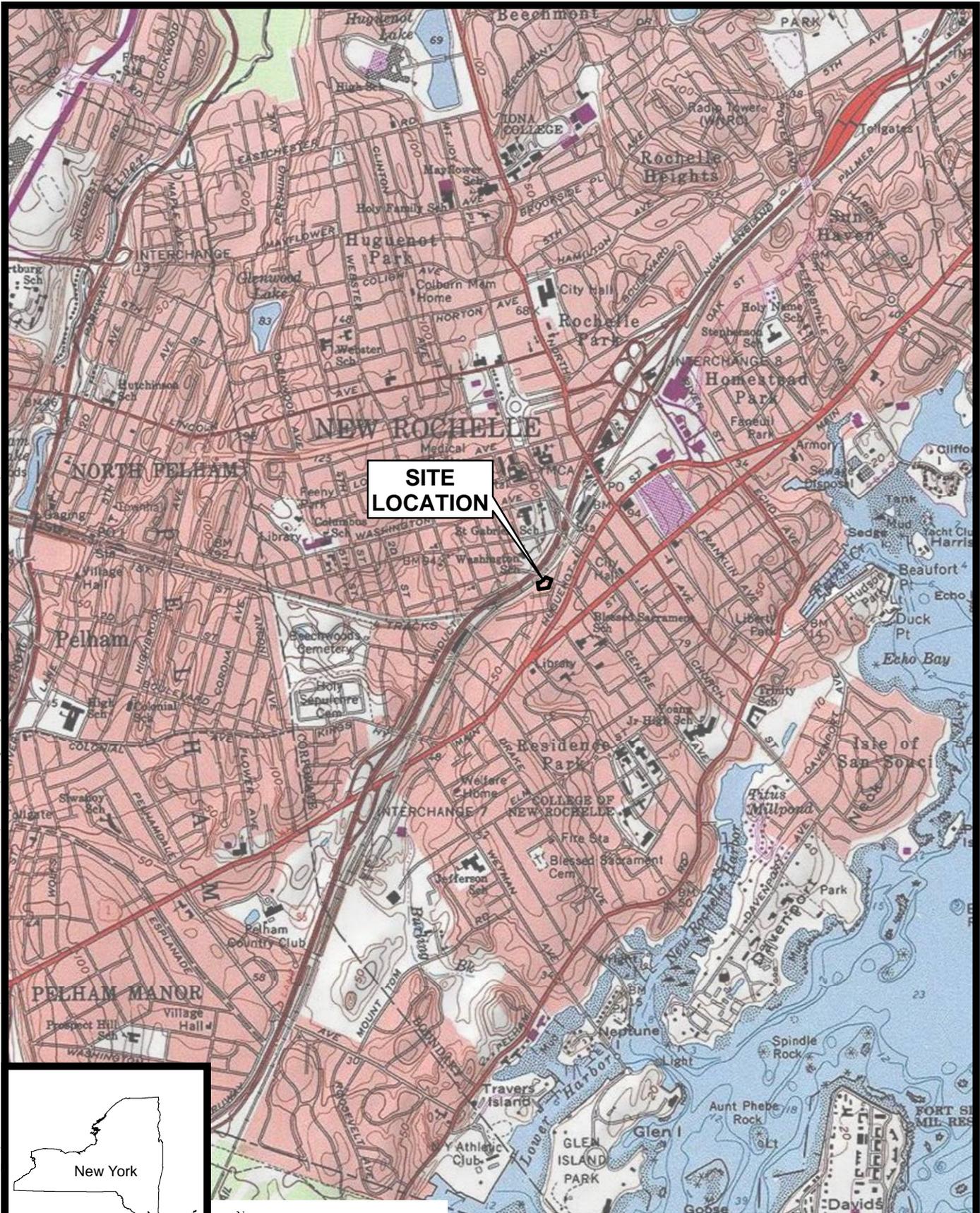
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better 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  
Project 3612112221  
Figure 1.1