



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

American Two Cleaners
43-45 Lafayette Avenue
Suffern, NY 10901

SITE No. C344085

NYSDEC REGION 3

August 2021

Where to Find Information:

DEC Info Locator – Web Application/On-line Repository

<https://www.dec.ny.gov/data/DecDocs/C344085/>

Suffern Village Free Library*

210 Lafayette Ave
Suffern, NY 10901
(845) 357-1237

*(*Repositories may be temporarily
unavailable due to COVID-19
precautions. If you cannot access the
online repository, please contact the
NYSDEC project manager listed below
for assistance)*

Who to Contact:

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

Project-Related Questions

Michael Kilmer, Project Manager
NYSDEC
21 S. Putt Corners Rd
New Paltz, NY 12561
(845) 633-5463
michael.kilmer@dec.ny.gov

Project-Related Health Questions

Johnathan Robinson
NYSDOH
Empire State Plaza Corning Tower,
Room 1787
Albany, NY 12237
(518) 402-7881
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the American Two Cleaners site ("site") located at 43-45 Lafayette Avenue, Village of Suffern, Town of Ramapo, Rockland County. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Red's Crib LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **August 25 through September 23, 2021**.

- Access the RIWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C344085/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, groundwater, soil vapor and any other parts of the environment that may be affected.

Previous investigations have detected volatile organic compounds (VOCs) in soil vapor beneath the building slab and in the indoor air on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination.
- Collecting soil vapor samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern both on-site and off-site.

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Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a “Draft Remedial Work Plan” will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description: The site is an approximately rectangular parcel 0.09-acres in size and is bordered on the north by Lafayette Avenue and on the east by Chestnut Street. It is currently developed with a one-story concrete block structure divided into two suites with a flat, asphalt-covered roof. The building has entrances on the north and east sides and has a basement with a sump pump system. The site building has two tenant spaces: 43 Lafayette Avenue is vacant and was formerly occupied by American Two Cleaners (ATC); 45 Lafayette Avenue is currently occupied by a wellness program tenant. ATC conducted dry-cleaning operations on-site for at least six years prior to leaving the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C344085) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

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.

For more information about the BCP, visit:

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

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://www.dec.ny.gov/chemical/61092.html>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

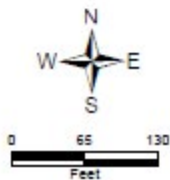
DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

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Site Location



Site Location Map

American Two Cleaners
Village of Suffern, Town of Ramapo
Rockland County, Site No. C344085