



FACT SHEET State Superfund Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Crystal Cleaners
DEC Site #: 360053
Address: 113 Wolfs Lane
Pelham (V), NY 10803

Have questions? See "Who to Contact" Below

Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, 3/22/2016 at 7:00 PM
Pelham Village Hall - 195 Sparks Avenue
NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Crystal Cleaners site ("site") located at 113 Wolfs Lane, Village of Pelham, 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."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from March 1, 2016 through March 30, 2016. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

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.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

- excavation of approximately 400 cubic yards of contaminated soil from the dry cleaner area which will be transported off site for proper treatment and disposal. Post-excavation soil samples would be collected to ensure that the removal of contaminated soil is complete.
enhanced in-situ bioremediation to treat tetrachloroethene and related contaminants in groundwater.

Emulsified activated carbon will be used to treat the remaining overburden soils to encourage and hasten the bacterial decay of contaminants. The treatment would be applied over an area of approximately 7000 square feet, where groundwater contaminant concentrations exceed 500 ppb.

- Placement of an environmental easement to restrict the use of the site to commercial or industrial use, and to require compliance with the Site Management Plan
- Implementation of a Site Management Plan, which provides for the management of any remaining contamination and monitoring of contaminated media.

Summary of the Investigation

A Remedial Investigation was completed for the Crystal Cleaners Site from the spring of 2011 until the summer of 2015. The purpose of the investigation was to delineate the nature and extent of previously identified contamination associated with the dry cleaning operations at the site.

The investigation determined that a source area of soil contaminated with dry cleaning solvents is present on adjacent property behind the Crystal Cleaners building. A plume of groundwater contamination extends to the southwest of this area, as shown on Figure 2. Contaminants of concern in groundwater include tetrachloroethylene (PCE), trichloroethylene (TCE) and their degradation products.

Soil vapor and indoor air samples were collected from 11 off-site buildings. Sub-slab mitigation systems to prevent exposure to contaminated vapor were installed in two of these buildings as an Interim Remedial Measure.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the "feasibility study" submitted under New York's State Superfund Program.

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. A detailed design of the selected remedy will then be prepared, and the cleanup will be performed.

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

Background

Location: The Crystal Cleaners Site is located at 113 Wolfs Lane in the downtown section of the Village of Pelham, Westchester County, NY. The site location is shown on Figure 1.

Site Features: The Crystal Cleaners Site is a single-story commercial building which sits on approximately 0.1 acre of land in a row of similar buildings on Wolfs Lane. The site is covered by the building except for a concrete sidewalk in the front. Ground elevation drops several feet behind the row of commercial buildings. A larger neighboring parcel behind these buildings is owned by the Village of Pelham and is used by the Village's Department of Public Works.

Current Zoning and Land Use: The site is zoned BUS-1, which allows for commercial use. Crystal Cleaners is an active dry cleaning establishment which uses solvents. The surrounding area is a mix of residential and commercial properties. The nearest residential property is located approximately 200 feet to the south-west of the site.

Past Use of the Site: The site has been utilized as a dry cleaning facility for several decades.

Site Geology and Hydrogeology: Site overburden consists of a mixture of sand, gravel, silt, and clay. Groundwater is located at approximately 9 to 12 feet below ground surface and generally flows to the west - southwest. Bedrock is located approximately 12 to 14 feet below grade in the vicinity of the site but varies considerably in the surrounding area.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=360053>

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.

Pelham Village Hall
195 Sparks Avenue
Pelham, NY 10803
phone: 914-738-2015

Who to Contact

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

Project Related Questions

John Miller
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9589
john.miller@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Corning Tower, RM 1787
Albany, NY 12237
5184027880
BEEI@health.ny.gov

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: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

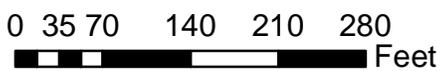


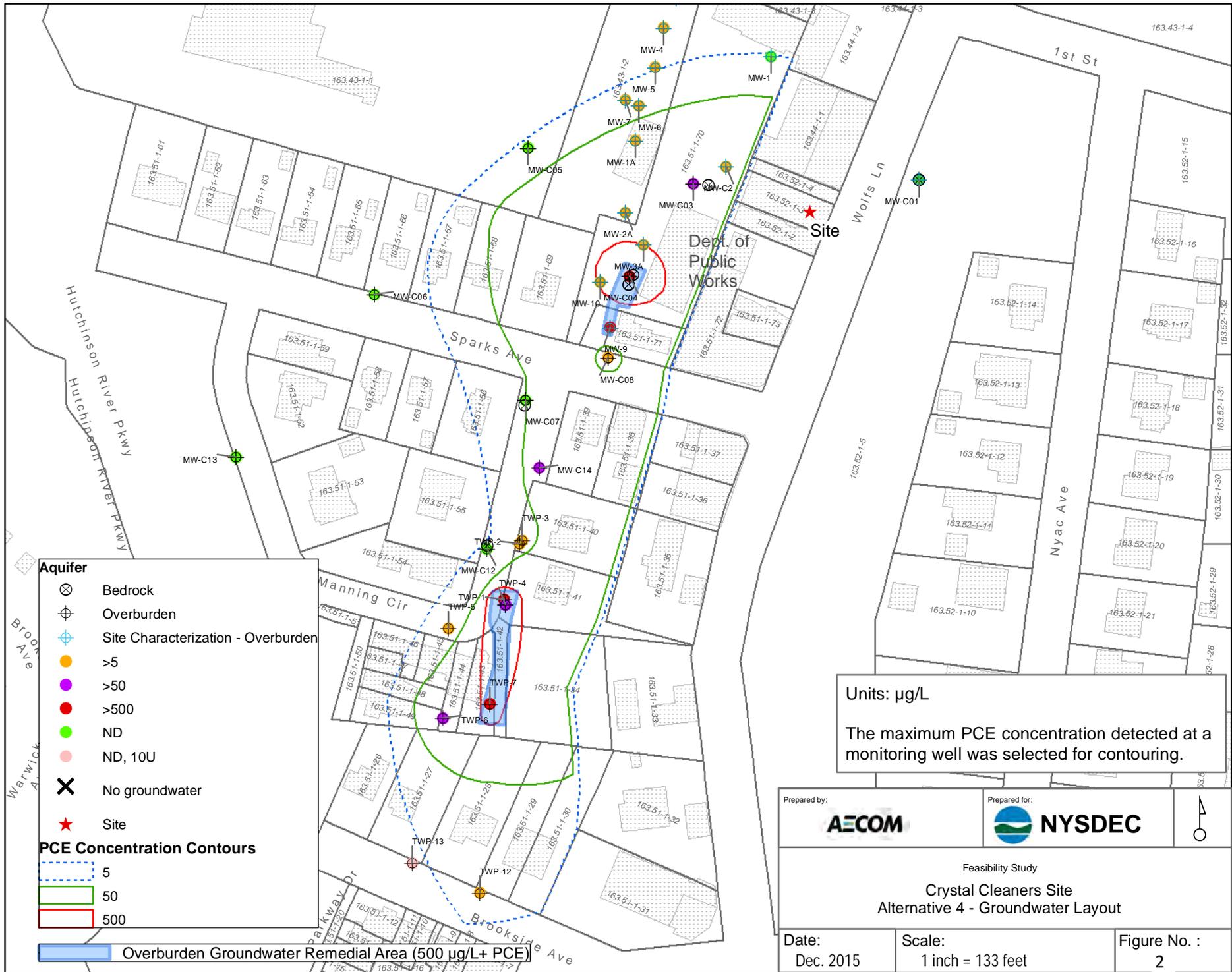
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

Crystal Cleaners Site Property Boundary

Village of Pelham, NY





Aquifer

- ⊗ Bedrock
- ⊕ Overburden
- ⊕ Site Characterization - Overburden
- >5
- >50
- >500
- ND
- ND, 10U
- ✕ No groundwater
- ★ Site

PCE Concentration Contours

- 5
- 50
- 500

Overburden Groundwater Remedial Area (500 µg/L+ PCE)

Units: µg/L

The maximum PCE concentration detected at a monitoring well was selected for contouring.

Prepared by: AECOM	Prepared for: NYSDEC	
Feasibility Study Crystal Cleaners Site Alternative 4 - Groundwater Layout		
Date: Dec. 2015	Scale: 1 inch = 133 feet	Figure No. : 2