



# FACT SHEET

## Remedial Program

### Emkay Cleaners

Order on Consent No. R4-2009-1008-157

Valatie, NY

July 2010

## Remedial Action to Begin at Emkay Cleaners Site

Action is about to begin to address contamination related to past operations at Emkay Cleaners (“site”) located at 1048 Kinderhook Street in the Village of Valatie (Columbia County), under New York State Department of Environmental Conservation’s Remedial Program. NYSDEC developed an Order on Consent with the property owner (Valatie Village Plaza, LLC) and the previous operators (Michael and Karen Della Rocco), collectively referred to as the Respondents. The Order on Consent is a legally-binding contract that outlines the steps that the Respondents must undertake to remedy the site. See map below for site location.

The remedy includes collection of on-site soil vapors that contain significant levels of contamination, and monitoring of the soil and groundwater for contamination at the site and at nearby properties. The remedy will be performed by the Respondents with oversight provided by NYSDEC and the New York State Department of Health (NYSDOH).

### Highlights of the Upcoming Remedial Activities

The goal of the remedy for the site is to achieve cleanup levels that protect public health and the environment.

Based on extensive sampling of soil, vapors, and groundwater at and near the site, NYSDEC and the Respondents have agreed to address the current and potential contamination from dry cleaning chemicals by:

- Installing, operating, maintaining and monitoring a sub-slab depressurization system (SSDS), similar to a radon removal system, to pull air from soil beneath the building and safely discharge the air above the roof of the building.
- Continuing to monitor on-site and off-site groundwater wells for contamination levels.
- Evaluating the potential for vapor impacts to any new structures placed on the site.
- Conducting future soil, vapor and/or groundwater sampling at a nearby commercial property under certain circumstances.

### Next Steps

The Respondents are expected to begin SSDS installation-related activities at the site on or about July 21, 2010. These activities are anticipated to take about one (1) week.

After they complete the SSDS installation-related activities, the Respondents will prepare a Final Engineering Report that will describe the remedial activities completed and certify that remedial requirements have been achieved or will be achieved.

NYSDEC will keep the public informed during the remedy of the site through additional fact sheets and media releases as needed.

### **Background**

The site is being managed as a Potential Inactive Hazardous Waste Site or P-site by NYSDEC. (P-sites represent a potential significant threat to public health or the environment, but current agreements or Orders on Consent satisfactorily address the need to protect human health and the environment.) Further evaluation of the site with respect to the Inactive Hazardous Waste Site Registry is being deferred until such time that the Respondents are no longer compliant with the Order on Consent or the Order on Consent is otherwise terminated.

The site is an approximately four (4) acre commercial parcel on the eastern side of Route 9 (Kinderhook Street), north of Main Street, in a mixed residential/commercial area in the Village of Valatie. The presence of solvent-type contamination became known through the investigation of two spills (one for a former nearby gasoline station, Spill #0303686, and one for Emkay as an historic discovery during initial solvent investigation, Spill #0606889).

Emkay Cleaners has operated as an on-site dry cleaner and laundromat facility since approximately 1977. Around 1999, Emkay discontinued use of tetrachloroethene (Perc) as the on-site dry cleaning fluid. A trichloroethene-type solvent is currently used as a spotting pre-treatment product in the Emkay facility.

Emkay's previous operator and site owner conducted several phases of subsurface investigation from 2006 to 2009, including indoor air, sub-slab air, groundwater, and soil vapor sampling events.

Tetrachloroethene (Perc) and related chemicals such as trichloroethene (TCE) and dichloroethene (DCE) have been discovered in groundwater (on-site and off-site), soil (on-site and off-site), soil vapor (on-site and off-site), sub-slab soil vapor (on-site), and indoor air (on-site).

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available at the following locations to help the public to stay informed. These documents include the Order on Consent and the SSDS Design Work Plan. The Final Engineering Report will be added when it is written.

NYS Dept. of Environmental Conservation  
1130 N. Westcott Road  
Schenectady, NY 12306  
518-357-2045  
By Appointment

Valatie Library  
3203 Church Street  
Valatie, NY 12184  
518-758-9321

### **Who to Contact**

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

Project Related Questions

Christopher O'Neill, P.E.  
New York State Dept. of Environmental  
Conservation  
1130 N. Westcott Road  
Schenectady, NY 12306  
518-357-2045  
cxoneill@gw.dec.state.ny.us

Site-Related Health Questions

Christopher Doroski  
Bureau of Env. Exposure Investigation  
New York State Dept. of Health  
Flanigan Square  
547 River Street  
Troy, NY 12180  
518-402-7860  
[BEEI@health.state.ny.us](mailto:BEEI@health.state.ny.us)

**If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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.**

