

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Midway Cleaners - Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region III

Subject: POLREP #2
Progress Report
Midway Cleaners
A3Z9
Wyoming, PA
Latitude: 41.2996920 Longitude: -75.8517250

To: Region 3 RRC, EPA

From: Dominic Ventura, On Scene Coordinator

Date: 10/2/2015

Reporting Period:

1. Introduction

1.1 Background

Site Number:	A3Z9	Contract Number:	
D.O. Number:		Action Memo Date:	
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Assessment
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:		Start Date:	
Demob Date:		Completion Date:	
CERCLIS ID:		RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Removal Assessment

1.1.2 Site Description

The Midway Cleaners site (Site) is located in Wyoming, Pennsylvania. The Site consists of a commercial strip mall that contains various retail stores. A dry cleaning facility (Midway Cleaners) was located at the strip mall through the early 1980's. Pennsylvania Department of Natural Resources (PA DER) conducted an assessment at the site in 1982. PA DER reported that dry cleaning liquids were previously discharged into a small lagoon that was located approximately 150 feet behind the strip mall. Liquids from the lagoon subsequently discharged into a pooled area/pond in a field behind the facility. Midway Cleaners had reportedly ceased discharging chemicals to the lagoon at the time of the 1982 report.

Pennsylvania Department of Environmental Protection (PA DEP) recently requested that EPA Region 3 evaluate whether there is any threat posed by potential vapor intrusion issues at the site. Assessment activities conducted by EPA in June 2015 identified an abandoned underground storage tank (UST) that appears to contain dry cleaning related chemicals such as trichloroethylene (TCE) and tetrachloroethylene (PCE). Soils gas samples collected in the vicinity of the UST contained concentrations of TCE and PCE that exceed target values listed in the EPA OSWER Vapor Intrusion Screening Level (VISL) Calculator.

Kennedy Wilson Properties has agreed to conduct removal and assessment activities at the site related to the UST. EPA will monitor the progress of cleanup and assessment activities to ensure that work is conducted in accordance with applicable laws and regulations.

2. Current Activities

2.1 Operations Section

2.1.1 Current Activities

EPA and START were on site from August 5 and 6, 2015 to collect indoor air samples. Four air samples were collected from three different stores that are in the general vicinity of the UST. Samples were collected from store bathrooms because holes drilled for plumbing is often a conduit for vapor intrusion. Samples were collected in summa canisters over an 8-hour period from the evening of August 5 through the

morning of August 6, 2015. Samples were analyzed for volatile organic compounds (VOCs). Concentrations of PCE in samples ranged from 6.3 micrograms per meter cubed (ug/m3) to 43 ug/m3. Concentrations of TCE in samples ranged from not detected to 0.95 ug/m3. The OSC discussed these results with Agency of Toxic Substances and Disease Registry (ATSDR) officials and both agree that PCE and TCE concentrations detected in the samples pose no short term threat to employees or customers of the stores.

EPA met representatives from PADEP's Tank Removal Program, Kennedy Wilson Properties, and environmental consulting/cleanup contractors for Kennedy Wilson Properties at the site on September 15, 2015. The purpose of the meeting was to conduct a site walk and discuss characterization and removal/cleanup activities required at the site. Kennedy Wilson Properties and their contractors are coordinating with PADEP and have stated that the removal of the tank, its contents, and associated characterization and possible cleanup of potentially contaminated soil will be conducted in accordance with the Pennsylvania Storage Tank and Spill Prevention Program (25 Pa. Code § 245) and the Land Recycling Program (25 Pa. Code § 250), as applicable.

Kennedy Wilson Properties contractors reported that they were on site on September 18, 2015 to collect samples of the contents from the UST. Sample results indicate that the UST contains PCE and associated breakdown products. Kennedy Wilson contractors informed the OSC that they will provide updates regarding their schedule for planned work at the site.

2.2 Planning Section

2.2.1 Next Steps

- EPA will continue to coordinate with Kennedy Wilson Properties and PADEP regarding tank removal and associated cleanup and assessment activities.

2.3 Logistics Section

No information available at this time.

2.4 Finance Section

No information available at this time.

2.5 Other Command Staff

No information available at this time.

3. Participating Entities

No information available at this time.

4. Personnel On Site

No information available at this time.

5. Definition of Terms

No information available at this time.

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.