



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C401072/>

Guiderland Public Library

2228 Western Avenue
Guiderland, NY 12084
(518) 456-2400

Who to Contact

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

Project-Related Questions

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Project-Related Health Questions

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For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

Master Cleaners

2312 & 2314 Western Avenue
Guiderland, Albany County

April 2025

SITE No. C401072

NYSDEC REGION 4

Additional Investigation to Begin at Brownfield Site

Guiderland Village LLC and Charles Bohl Incorporated ("applicants") will soon resume an environmental investigation study at the Master Cleaners site ("site") located at 2312 and 2314 Western Avenue, Guiderland, Albany County. Please see the map for the site location.

Investigation Work Plan: The investigation work plan, called a "Supplemental Remedial Investigation Work Plan (SRIWP)," was developed under New York's Brownfield Cleanup Program (BCP). NYSDEC and the New York State Department of Health (NYSDOH) will oversee the investigation.

- Access the SRIWP and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C401072/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."

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

Past investigations in the area have determined that chlorinated solvent contamination exists at the site. Tetrachloroethene (PCE) and its byproducts are present in the site's subsurface. PCE is a contaminant often associated with dry cleaning operations.

Key components of the investigation work include:

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

BROWNFIELD CLEANUP PROGRAM

Next Steps: 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 Action 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: This 3.43-acre site is located at 2312 and 2314 Western Avenue (NY Route 20) in the Town of Guilderland, Albany County. The northern portion of the site consists of an abandoned former dry-cleaner building, a storage barn, a vacant house, a vacant apartment building and the concrete slab/foundation of a former bus garage. The southern portion of the site is wooded with a storm water discharge and a small tributary along the eastern edge of the site which discharges to the Hunger Kill approximately 600 feet south of the site. 2312 Western Avenue was previously the location of Master Cleaners, a dry-cleaning company, which was estimated to be in operation from 1956 to 1996. 2314 Western Avenue was formerly used for automotive repair and a bus garage.

Redevelopment under the BCP is expected to be an apartment complex subject to local zoning.

Additional site details are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C401072) at:

<https://extapps.dec.ny.gov/cfm/extapps/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 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

BROWNFIELD CLEANUP PROGRAM



NYC ITC GIS Program Office, NYC ITC GIS partial services

Master Cleaners
BCP Site No. C401072
2312 & 2314 Western Avenue, Guilderland, Albany County



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