



Maryland Department of the
Environment

FACTS ABOUT: Academy Cleaners Site

Site Location

Academy Cleaners is located at 5219 York Road, in Baltimore City, Maryland. The dry cleaner is situated in a residential/commercial area in the north of Baltimore at an elevation of roughly 38 feet above mean sea level. Academy Cleaners proper is listed by Maryland Department of Assessments and Taxation (SDAT) as Ward 27, Section 49, Block 5165A, Lot 18 & 19. The area being assessed covers approximately 13 acres and is centered on the 0.11 acres Academy Cleaners parcel. The center of the assessment area is the Academy Cleaners building at 39.353579° north latitude and 076.609732° west longitude. The Maryland Grid coordinates for the center of the property are 554,200 north by 910,100 east.

Site History

The property record of the site begins in 1972 when the two lots that make up the parcel were transferred to Frank and Rebecca Groesser. The record does not include a link to the record for the previous owner. In 1986 the property was acquired by Academy Cleaner, Inc. In 1995 the property was transferred to Ronald and Sun Chang. The Changs are the current owner of record for 5219 York Road.

Academy Cleaners operates under air permit number 2451001464 issued by USEPA and permit number 510-1464 issued by MDE's Air and Radiation Management Administration (ARMA). The site has a Maryland Resource Conservation and Recovery Act permit number 2531 and is listed on CERCLIS as MDN000306792.

Environmental Investigation and Action

The plant received a notice of violation (NOV) in October 2004. This NOV was resolved in December 2004.

MDE conducted a Pre-CERCLIS assessment of the site in December 2011. The assessment recommended further study of the area to determine if there were indoor air/vapor intrusion issues.

Academy Cleaners was identified in the June 2008 Maryland Dry-Cleaners Initiative report as a Level 2 priority site. A Level 2 priority site is defined as a facility that operated for greater than 50 years. MDE conducted a Pre-CERCLIS assessment of the



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site in December 2011 which recommended further study of the area to determine if there was a potential for indoor air/vapor intrusion issues.

MDE conducted a Tier 1 Vapor Intrusion Assessment of the Academy Cleaners area in 2013 to determine if there were dry cleaning chemicals in the soil or groundwater that might impact area residences and businesses.

Environmental sampling of the soil and groundwater of the Academy Cleaners Site was performed in October 2013. Sample locations were based on information collected during the MDE site visit completed February 28, 2013. The study utilized direct push technology to characterize and collect samples of site soil and to install temporary monitoring wells. Temporary 1.5 inch diameter monitoring wells were installed in Geoprobe borings in order to obtain groundwater samples from the upper water-bearing zone. The results of groundwater sampling found that there is a slight contaminant plume in the area of 5219 York Road.

There are no records of any other Phase I or II environmental studies having been done for the Academy Cleaners Site.

Current Status

Academy Cleaners was addressed under an EPA pilot project for Vapor Intrusion (VI) investigations. VI investigations strive to document the potential for contaminated soil and groundwater to impact indoor air space. The sample collection for VI sites follows a three tiered approach. This sampling was approached as a Tier One investigation. The goal of a Tier One investigation is to define the existence of a source of potential contamination.

The site was ringed with a series of temporary wells installed into the first water bearing zone. In sites where samples from these wells prove to have significant levels of volatile contamination the area is considered to be defined and project will move to Tier Two of the plan. Under Tier Two soil gas, indoor air quality and sub-slab soil vapor contamination are assessed at residences within the defined plume area.

Soil and groundwater samples collected north, south and west of the site did not exhibit any contamination levels above regional screening guidelines. Samples collected from a point due east of the plant identified PCE in soil and groundwater at levels above the RSL. MDE suggests that further sampling in the downgradient direction be conducted to define if there is a significant contaminant plume underlying residences between the site and Herring Run.

