



Maryland
Department of
the Environment

Amato Industries, Inc. Property (MD1547)

What You Need to Know

Site Location

The Amato Industries, Inc. property is located at 9120 Talbot Avenue in Montgomery County, Silver Spring, Maryland. The property consists of three parcels, totaling 0.815-acres and is situated in a commercial and industrial area off Brookville Road. The property is bounded to the north by Talbot Street and CSX railroad track, to the south and to the west by commercial and industrial businesses, and to the east by a residential neighborhood, Rosemary Hills. Public water and sewer service is supplied to the property and the area by the Washington Suburban Sanitary Commission. Surface water from the property discharges to the local storm-water system, which reportedly discharges to the southwest, and the closest surface water is Rock Creek, located approximately 2000-feet west of the property.

Site History

The property consists of one 8,800-square foot main building with a 2,500-square foot garage addition. Amato also utilizes warehouse space from an adjacent building to the west of their property. The property was historically used as a lumberyard prior to 1974, when it was purchased by the current owner, Amato Industries, a supply house to dry cleaners and pool owners. Amato sells perchloroethylene (PCE) and pool chemicals (i.e. liquid sodium hypochlorite, solid chlorine, and acid). In addition, PCE is transferred from tanker trucks to an on-site 6,000-gallon AST and then pumped into smaller containers for distribution to their customers.

They also currently operate as a bulk petroleum distributor from the property under a contractual arrangement with Griffith Energy. The Oil Control Program has identified 16 active, petroleum underground storage tanks (USTs) and 7 aboveground storage tanks (ASTs) located at the property.

Environmental Investigations

The facility is an active chemical and petroleum distributor; a 2013 inspection by the Hazardous Waste Program found several drums of petroleum waste material at the property. These drum were not leaking and have been removed from the property.

Several Phase I and Phase II environmental site assessments (ESAs) have been conducted for the property and properties adjacent to Amato Industries. Recognized environmental conditions were noted as the handling and storage of petroleum products and PCE.

Phase II environmental site assessments have identified low levels of petroleum and chlorinated compounds in the soil, soil vapor, groundwater, and indoor air at the property.

Measures have been put in place in the occupied office space at the property to increase the fresh air exchange rate and control any potential vapor exposures. The proposed Response Action Plan will excavate contaminated soils from the property and properly dispose of them off-site. Additional measures and land use controls will be implemented as necessary to mitigate any potential exposures.

Current Status

On September 11, 2018, Amato Industries, Inc. submitted an application to the Voluntary Cleanup Program (VCP) as a responsible person seeking a Certificate of Completion for Tier 3B (Industrial Restricted) future use of the property. The property was accepted into the program in February 2019 and is required to submit a Response Action Plan to address the identified contamination. An online public meeting will be held on Wednesday, September 16, 2020.