



	DA	ATE: 9/15/20	16
Site Code:	360023	Site Name:	Baldwin Place Shopping Center (now Somers Commons)
City:	Baldwin Place	Town:	Somers
Region:	3	County:	Westchester
Current Cla	ssification: 02	Proposed (Classification: 04
Estimated Size (acres): 28.00		Disposal A	rea: Structure
Significant 7	Chreat: Previously	Site Type:	Dry Cleaner
Priority ranking Score:		Project Ma	mager: Carl Hoffman

Summary of Approvals	
Originator/Supervisor: Susan Edwards	02/18/2016
RHWRE: :	06/02/2016
BEEI of NYSDOH:	06/02/2016
CO Bureau Director: Michael Cruden, Director, Remedial Bureau E:	06/02/2016
Assistant Division Director: Michael J. Ryan, P.E.:	08/24/2016

Basis for Classification Change

Threats from the disposal of hazardous waste at this site were addressed by the implementation of the remedy identified for the site by a 1995 Record of Decision. All construction of the components of the site-wide remedy was completed no later than 1998. The Final Engineering Report (FER)confirms that the remedy has been constructed consistent with the requirements in the ROD. The FER is in DecDocs. Management of contamination remaining at the site, including any required monitoring, is and has been controlled pursuant to a Site Management Plan (SMP) (or its equivalent). A copy of the SMP is in DecDocs. Institutional controls were required to ensure the protectiveness of the site. The required controls, in the form of an deed restriction, are in place. A significant threat to public health and the environment no longer exists at the site. The site is properly remediated and requires site management, therefore, it qualifies for Class 4 status on the Registry of Inactive Hazardous Waste disposal sites.

Site Description - Last Review: 02/29/2016

Location Description: This 28 acre shopping mall is located in the Town of Somers in Westchester County. The site is bounded by U.S. Route 6 to the northwest, the North County Trailway (a former NY Central railroad rail-trail) immediately to the east, and an east-west section of Miller Road (formerly route 118) and Putnam County to the north. A large tract of undeveloped woodland borders to the south.

Site Features: A 1.6 acre parcel of the mall known as unit 6 is the main area subject to the remedial program.





DATE: 9/15/2016

Site Code: 360023

Baldwin Place Shopping Center (now Site Name:

Somers Commons)

Except for a groundwater plume, the remainder of the 28 acre parcel is unimpacted by the perchloroethylene (PCE) contamination. The encompassing mall includes three large buildings, several smaller buildings, large parking areas and access roads.

Current Zoning and Use: The property is currently zoned for commercial use and Somers Commons includes several anchor stores with numerous smaller shops and restaurants. There are commercial establishments near the site along Route 6 and Route 118 to the north and northwest of the site, and residential properties along Meadow Park Road to the east. "The Mews", a senior living community, is adjacent to the mall on the west.

Past Use of the Site: The original shopping center was the Baldwin Place Mall built in 1965, and it eventually needed renovation. The current mall, Somers Commons, was constructed in the early 2000s, after a major demolition of the former shopping center was performed. The crushed concrete was re-used on-site for fill and site grading. Concerns regarding PCE contamination surfaced in mall wells and private wells on Meadow Park Road, and was associated with releases from a dry cleaner at the original shopping center. In December, 1994, a consent order for a remedial program was signed with Big V Supermarkets, Inc. the owner of the Baldwin Place Mall. Big V subsequently filed for bankruptcy, and AIG, the surety for a 1.2 million dollar bond has been funding site-related remedial costs.

A number of investigations and studies followed the discovery of contamination, and are available for further reference:

-Groundwater Investigation, J. Robert Folchetti (May, 1989)

-Water Supply and Treatment Alternatives Study, Malcolm Pirnie (October, 1989)

-Remedial Investigation, Vincent Uhl and Associates (August, 1994)

-Feasibility Study, Lawler Matusky and Skelly (June, 1995)

-Record of Decision (November, 1995)

Site Geology and hydrogeology: Overburden at the site consists of 60 feet of sandy silt till. Depth to groundwater in the source area is approximately 12 feet. Overburden groundwater flow is to the southwest. Fractured bedrock lies underneath the overburden.

Contaminants of Concern (Including Materials Disposed)	Quantity Disposed
OU 01 PCE TRICHLOROETHENE (F002)	0.00 0.00
Analytical Data Available for Croundwater	

Analytical Data Available for

Applicable Standards Exceeded for: Groundwater, Drinking Water

Site Environmental Assessment-Last Review: 02/29/2016

Prior to Remediation:

In 1979, Westchester county DOH detected perchloroethylene (PCE), a dry cleaning chemical in mall bedrock wells and off-site in Meadow Park Road private wells. A source area was identified with a dry cleaner located at Baldwin Place Mall. Residual PCE concentrations were present in both the unsaturated and saturated soil in this area. The contamination in the unsaturated soil appeared to be limited to an area of approximately 15 by 15 feet. Shallow groundwater in the source area had a concentration of 24,000 parts per billion (ppb) of PCE.





DATE: 9/15/2016

Site Code: 360023

Site Name: Baldwin Place Shopping Center (now

Somers Commons) PCE, originating from this source area, had also been detected in the Baldwin Place Shopping Center water supply wells (PW-1, PW-2) since 1979.

Remedial Action:

A first step to prevent public health exposure was the installation of granular carbon filters on affected private homeowner wells along Meadow Park Road (1991). As part of the 1995 ROD required remedial action, in 1997, 138 cubic yards of soil was excavated from the known source area to below the cleanup level of 10 ppm. Also, as part of the remedy, Plant #1 was constructed in 1998 to pump and treat contaminated groundwater generated within the source area.

A water distribution system was subsequently installed in 1999 to supply water to the Meadow Park Road homeowners with carbon treated water from the mall's on-site wells. In late 2001, public water was connected to the distribution system and the former on-site supply wells were no longer used for drinking water. These former supply wells are instead used for remedial purposes. These wells along with the treatment system components are collectively known as Plant #2. This system operated until 2011 when it was determined that pumping these two wells was not an effective part of the remedy. In 2002 several Route 6 businesses and residences along Mahopac Avenue were connected to the new public water line.

An initial soil gas study (legacy site) was conducted in February 2007. Based upon that original study, a full SVI survey was performed in five locations in two of the on-site buildings. Based upon those results, one location closest to the original source area was identified as requiring continued soil vapor intrusion (SVI) monitoring, but not mitigation. The hydrology of the intervening terrain between the site and Meadow Brook Road is an effective barrier against shallow groundwater (the source of potential vapor intrusion) migration to Meadow Park Road.

Post Remediation:

Plant #1 continues to operate in the site management phase. High concentrations (5 ppm), but low volumes, of PCE contaminated water continue to be pumped and treated from the source area. Periodic SVI monitoring, including indoor air and sub-surface vapor monitoring, is performed in one tenant space as part of ongoing site management.

Residual contamination is being managed under a Site Management Plan.

Site Health Assessment - Last Update: 02/29/2016

Access to the site is unrestricted. However, contact with contaminated soil or groundwater is unlikely unless they dig below the ground surface. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Soil vapor intrusion sampling did not identify any indoor air impacts in the on-site building but monitoring of tenant spaces continues due to concentrations of site related volatile organic compounds in the sub-slab soil vapor beneath the on-site building. An evaluation of the potential for soil vapor intrusion to occur will be completed for any new buildings developed on site in the future. Sampling indicates soil vapor intrusion is not a concern for off-site buildings.





Site Code:	360023 DATE: 9/15/2016 Site Name: Baldwin Place Shopping Center (now Somers Commons)				
		Start		End	
OU 00 OGC Docke	t - Access	9/29/15	ACT	8/24/16	PLN
OGC Docke	t - Deed Restriction	10/15/13	ACT	8/10/15	ACT
Periodic Rev	view	4/1/10	TRM	5/1/10	TRM
Periodic Rev	view	12/4/14	ACT	12/23/14	ACT
Periodic Rev	view	5/1/15	ACT	6/19/15	ACT
Periodic Rev	view	3/16/16	ACT	4/30/16	ACT
Periodic Rev	view	5/4/17	PLN	6/18/17	PLN
Reclass Pkg.		1/27/16	ACT	9/30/16	PLN
Remedial Sy	stem Optimization - Site Managem	ent 7/28/11	ACT	9/18/14	ACT
Remedial Sy	stem Optimization - Site Managem	ent 9/19/14	ACT	2/22/16	ACT
Site Manage	ment	4/1/98	ACT	4/1/28	PLN
OU 01					
Remedial Ac		2/1/97	ACT	4/1/98	ACT
Remedial De	esign	1/1/96	ACT	8/1/97	ACT
Remedial In	vestigation	7/1/92	ACT	11/1/95	ACT
OU 01A Remedial Ac	ction	10/1/91	ACT	1/1/92	ACT
OU 02 Remedial In	vestigation	5/1/00	ACT	8/27/01	TRM
OU 03 VI Evaluatio	n	1/3/07	ACT	8/4/09	ACT

Remedy Description and Cost

Remedy Description for Operable Unit 01

Excavate PCE source to below 10 ppm. Supply potable water and/or GAC filters. Groundwater treatment with on-site discharge.

Total Cost \$2,260,000





DATE: 9/15/2016

Site Code: 360023 Site Name: Baldwin Place Shopping Center (now

Somers Commons)

Remedy Description for Operable Unit 01A

Total Cost





DATE: 9/15/2016

Site Code: 360023

Site Name: Samera Commany)

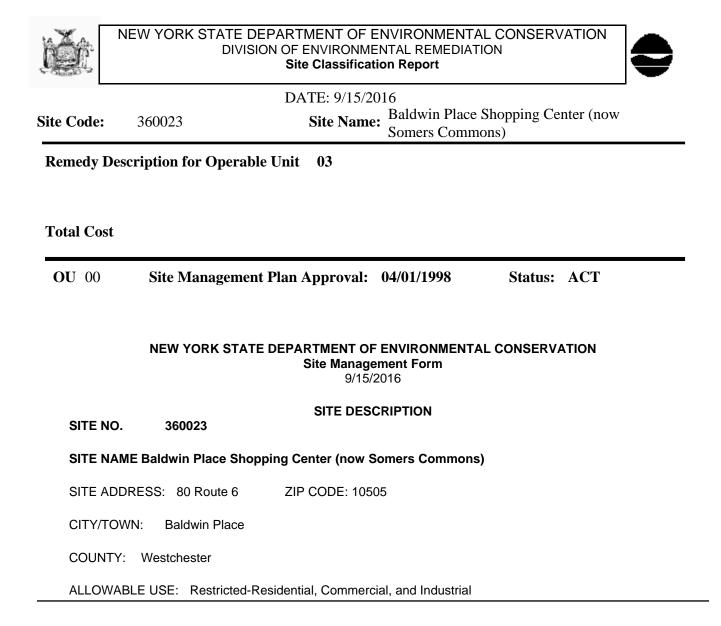
Somers Commons)

Remedy Description for Operable Unit 02

Investigation of an off-site source of PCE contamination.

This OU can be deleted as the RI was terminated.

Total Cost



SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan	YES
Monitoring Plan Operation and Maintenance (O&M) Plan	YES
Periodic Review Frequency: once a year	YES
Periodic Review Report Submittal Date: 05/04/2017	





DATE: 9/15/2016 Baldwin Place Shopping Center (now Site Code: 360023 Site Name: Somers Commons) **Description of Institutional Control** UB Somer, Inc. c/o Urstadt Biddle Prop. 321 Railroad Ave Baldwin Place, 80 Route 6 **Deed Restriction** Block: Lot: Sublot: Section: Subsection: S_B_L Image: 4.20-1-11.6 Ground Water Use Restriction IC/EC Plan Landuse Restriction Monitoring Plan **O&M** Plan Site Management Plan Soil Management Plan **UB SOMERS INC. (c/o Urstadt Biddle Prope** 321 Railroad Avenue 80 Route 6 **Decision Document** Block: Lot: Sublot: Section: Subsection: S_B_L Image: 4.20-1-11 Monitoring Plan **O&M** Plan Site Management Plan **Description of Engineering Control** UB Somer, Inc. c/o Urstadt Biddle Prop. 321 Railroad Ave Baldwin Place, 80 Route 6 Deed Restriction - Institutional Control Instrument Block: Lot: Sublot: Section: Subsection: S_B_L Image: 4.20-1-11.6 Groundwater Treatment System





		DATE: 9/15/2016 Paldwin Place Shopping Center (no	
Site Code:	360023	Site Name: Baldwin Place Shopping Center (no Somers Commons)	W
UB SOME	RS INC. (c/o Ursta		
321 Railro	ad Avenue		
80 Rou	te 6		
Dec	ision Document -	Institutional Control Instrument	
BI	ock:		
	Lot:		
	Sublot:		
	Section:		
	Subse	ection:	
	:	S_B_L Image: 4.20-1-11	
		Groundwater Treatment System	



PUBLIC NOTICE

State Superfund Program

Receive Site Information by Email. See next page to Learn How.

Site Name:Baldwin Place Shopping Center (now Somers Commons)September 15, 2016Site No.:360023Tax Map No.:4.20-1-11 and 4.20-1-11.6Site Location:80 Route 6, Town of Somers, 10505505

Inactive Hazardous Waste Disposal Site Classification Notice

The Inactive Hazardous Waste Disposal Site Program (the State Superfund Program) is the State's program for identifying, investigating, and cleaning up sites where the disposal of hazardous waste may present a threat to public health and/or the environment. The New York State Department of Environmental Conservation (DEC) maintains a list of these sites in the Registry of Inactive Hazardous Waste Disposal Sites (Registry). As of the date of this notice, the site identified above, and located on a map on the reverse side of this page, was reclassified on the Registry as a Class 4 site as it no longer presents a significant threat to public health and/or the environment for the following reason(s):

The following remedial actions have been completed at the site:

- Excavation and removal of contaminated soil identified as a source area.
- Municipal water is now available to all affected properties.
- Site management will continue with:
 - An activated carbon remedial system continuing to pump and treat contaminated groundwater from the source area
 - The soil vapor intrusion pathway has been investigated and monitoring of one on-site space continues
 - Monitoring wells are periodically sampled
 - A site management plan is in place to ensure that all institutional and engineering controls are maintained with periodic certification of these controls.

If you own property adjacent to this site and are renting or leasing your property to someone else, please share this information with them. If you no longer wish to be on the contact list for this site or otherwise need to correct our records, please contact DEC's Project Manager listed below.

FOR MORE SITE INFORMATION

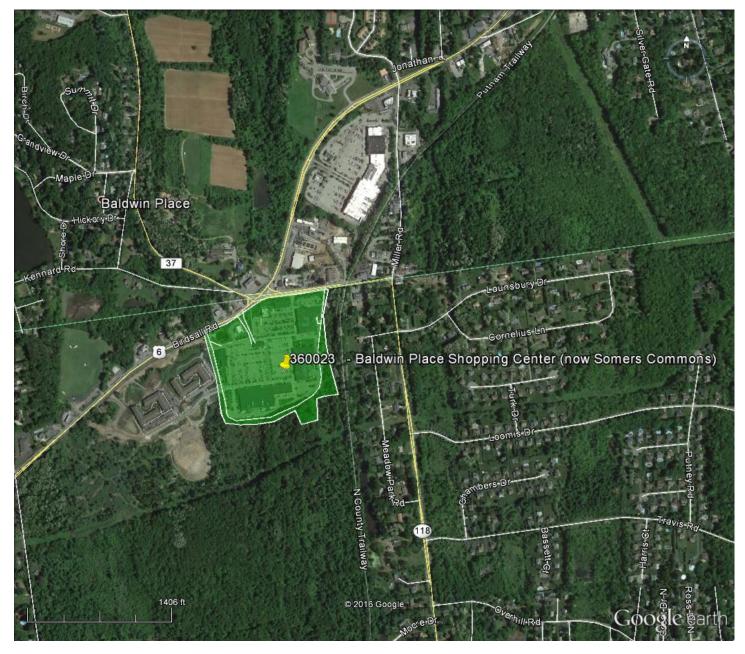
Additional information about this site can be found using DEC's "Environmental Site Remediation Database Search" engine which is located on the internet at: www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

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

<u>Project Related Questions</u> Carl Hoffman, Project Manager NYS Department of Environmental Conservation Division of Environmental Remediation – Bureau E 625 Broadway, 12th Floor Albany, NY 12233-7017 Email: carl.hoffman@dec.ny.gov Phone: 518-402-9813

DEC is sending you this notice in accordance with Environmental Conservation Law Article 27, Title 13 and its companion regulation (6 NYCRR 375-2.7(b)(6)(ii)) which requires DEC to notify all parties on the contact list for this site of this recent action.

Approximate Site Location Baldwin Place Shopping Center (now Somers Commons) Site ID: 360023 80 Route 6 Town of Somers, Westchester County



Receive Site Updates by Email

Have site information such as this public notice sent right to your email inbox. DEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you received this notice by way of a county email listserv.

Electronic copies:

- R. Schick, Director, Division of Environmental Remediation
- A. English, Director, Bureau of Technical Support
- K. Lewandowski, Chief, Site Control Section
- M. Cruden, Director, Remedial Bureau E
- E. Moore, RHWRE, Region 3
- D. Whitehead, Regional Permit Administrator, Region 3
- W. Rosenbach, Regional CPS, Region 3
- S. Shepard, CPS, Region 3
- K. Anders, NYSDOH
- M. Schuck, NYSDOH Regional Chief
- A. Perretta, NYSDOH Project Manager
- L. Ennist, DER, Bureau of Program Management
- C. Hoffman, Project Manager
- B. Anderson, Site Control Section
- Senator Terrence Murphy (<u>murphy@nysenate.gov</u>)
- Assemblyman Steve Katz (katzs@assembly.state.ny.us)

Robert Astorino, County Executive 148 Martine Avenue White Plains, NY 10601

Efrem Citarella, Zoning Officer Town of Somers 335 Route 202 Somers, NY 10589

Postal Customer 51 Meadow Park Rd Somers, NY 10589

Postal Customer 67 Meadow Park Rd Somers, NY 10589

Postal Customer 81 Meadow Park Rd Somers, NY 10589

Postal Customer 91 Route 6 Somers, NY 10589

Postal Customer 89 Route 6 Somers, NY 10589

Postal Customer 19 State Hwy 118 Somers, NY 10589

Sherlita Amler, MD, Commissioner Westchester County Dept of Health 145 Huguenot St. New Rochelle, NY 10801 Thomas D. Myers, Executive Vice President Urstadt Biddle Properties, Inc. 321 Railroad Avenue Greenwich, CT 06830

Adam Smith, Water Superintendent Town of Somers 335 Route 202 Somers, NY 10589

Postal Customer 59 Meadow Park Rd Somers, NY 10589

Postal Customer 27 Meadow Park Rd Somers, NY 10589

Postal Customer 73 Meadow Park Rd Somers, NY 10589

Postal Customer 89 Route 6 Somers, NY 10589

Postal Customer 93 Route 6 Somers, NY 10589

Postal Customer 3 State Hwy 118 Somers, NY 10589 Rick Morrissey, Supervisor Town of Somers 335 Route 202 Somers, NY 10589

Postal Customer 93 Route 6 Somers, NY 10589

Postal Customer 43 State Hwy 118 Somers, NY 10589

Postal Customer 83 Meadow Park Rd Somers, NY 10589

Postal Customer 9 State Hwy 118 Somers, NY 10589

Postal Customer 93 Route 6 Somers, NY 10589

Postal Customer 75 Meadow Park Rd Somers, NY 10589

Adis Ramos 264 Mahopac Avenue Somers, NY 10589

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Technical Support 625 Broadway, 11th Floor, Albany, NY 12233-7020 P: (518) 402-9543 I F: (518) 402-9547 www.dec.ny.gov

August 26, 2016

UB Somers Inc. c/o Urstadt Biddle Properties Attn: Mr. Thomas Myers 321 Railroad Ave. Greenwich, CT 06830

Dear Mr. Myers:

As mandated by Section 27-1305 of the Environmental Conservation Law (ECL), the New York State Department of Environmental Conservation (DEC) must maintain a Registry of all inactive disposal sites suspected or known to contain hazardous waste. The ECL also mandates that DEC notify the owner of all or any part of each site or area included in the Registry of Inactive Hazardous Waste Disposal Sites as to changes in site classification.

Our records indicate that you are the owner or part owner of the site listed below. Therefore, this letter constitutes notification of change in the classification of such site in the Registry of Inactive Hazardous Waste Disposal Sites in New York State. The effective date of the classification change shall be 20 days from the date of this letter.

DEC Site No.: 360023 **Site Name:** Baldwin Place Shopping Center (now Somers Commons) **Site Address:** 80 Route 6, Baldwin Place, Town of Somers, 10505 **Classification change:** Class 2 to 4

The reason for the change is as follows:

Contaminated soil identified as a source area has been excavated and removed. Municipal water is now available to all affected properties. Site management will continue with: an activated carbon remedial system continuing to pump and treat contaminated groundwater from the source area; the soil vapor intrusion pathway has been investigated and monitoring of one on-site space continues; monitoring wells are periodically sampled; and a site management plan is in place to ensure that all institutional and engineering controls are maintained with periodic certification of these controls.

Enclosed is a copy of DEC's Inactive Hazardous Waste Disposal Site Report form as it will appear in the Registry. An explanation of the site classifications is available at <u>http://www.dec.ny.gov/chemical/8663.html</u>. The Law allows the owner and/or operator of a site listed in the Registry to petition the Commissioner of DEC for deletion of such site, modification of site classification, or modification of any information regarding such site, by submitting a written statement setting forth the grounds of the petition.



Such petition may be addressed to:

Honorable Basil Seggos, Commissioner NYS Department of Environmental Conservation 625 Broadway Albany, New York 12233-1010

For additional information, please contact Carl Hoffman, the project manager at 518-402-9813.

Sincerely,

Guandinghi Kelly Kelly Kelly A. Lewandowski, P.E.

Chief, Site Control Section

KAL/BA/cw Enclosure

ec w/Enc:

- R. Schick
- L. Zeppetelli

A. English

- K. Lewandowski
- C. Hoffman, Project Manager

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DIVISION OF ENVIRONMENTAL REMEDIATION Inactive Hazardous Waste Disposal Report



Site Code Site Name	360023 Baldwin Place Shopping (Somers Commons)	Center (now	Address	80 Route 6			
Classification	04		City	Baldwin Place	Zip	10505	
Region	3		County	Westchester	Town	Somers	
Latitude	41 degrees, 20 minutes, 34.42 seconds				Estima	nted Size	28.0000
Longitude	-73 degrees, 45 minutes, 2						
Site Type	Dry Cleaner	Structure					

Site Description

Location Description: This 28 acre shopping mall is located in the Town of Somers in Westchester County. The site is bounded by U.S. Route 6 to the northwest, the North County Trailway (a former NY Central railroad rail-trail) immediately to the east, and an cast-west section of Miller Road (formerly route 118) and Putnam County to the north. A large tract of undeveloped woodland borders to the south.

Site Features: A 1.6 acre parcel of the mall known as unit 6 is the main area subject to the remedial program. Except for a groundwater plume, the remainder of the 28 acre parcel is unimpacted by the perchloroethylene (PCE) contamination. The encompassing mall includes three large buildings, several smaller buildings, large parking areas and access roads.

Current Zoning and Use: The property is currently zoned for commercial use and Somers Commons includes several anchor stores with numerous smaller shops and restaurants. There are commercial establishments near the site along Route 6 and Route 118 to the north and northwest of the site, and residential properties along Meadow Park Road to the east. "The Mews", a senior living community, is adjacent to the mall on the west.

Past Use of the Site: The original shopping center was the Baldwin Place Mall built in 1965, and it eventually needed renovation. The current mall, Somers Commons, was constructed in the early 2000s, after a major demolition of the former shopping center was performed. The crushed concrete was re-used on-site for fill and site grading. Concerns regarding PCE contamination surfaced in mall wells and private wells on Meadow Park Road, and was associated with releases from a dry cleaner at the original shopping center. In December, 1994, a consent order for a remedial program was signed with Big V Supermarkets, Inc. the owner of the Baldwin Place Mall. Big V subsequently filed for bankruptey, and AIG, the surety for a 1.2 million dollar bond has been funding site-related remedial costs.

A number of investigations and studies followed the discovery of contamination, and are available for further reference:

-Groundwater Investigation, J. Robert Folchetti (May, 1989)

-Water Supply and Treatment Alternatives Study, Malcolm Pirnie (October, 1989)

-Remedial Investigation, Vincent Uhl and Associates (August, 1994)

-Feasibility Study, Lawler Matusky and Skelly (June, 1995)

-Record of Decision (November, 1995)

Site Geology and hydrogeology: Overburden at the site consists of 60 feet of sandy silt till. Depth to groundwater in the source area is approximately 12 feet. Overburden groundwater flow is to the southwest. Fractured bedrock lies underneath the overburden.

Materials Disposed at Site

OU 01 PCE

TRICHLOROETHENE (F002)

UNKNOWN

Analytical Data Available for :

Groundwater

Applicable Standards Exceeded for:

Groundwater, Drinking Water

Assessment of Environmental Problems

Prior to Remediation:

In 1979, Westchester county DOH detected perchloroethylene (PCE), a dry cleaning chemical in mall bedrock wells and off-site in Meadow Park Road private wells. A source area was identified with a dry cleaner located at Baldwin Place Mall. Residual PCE concentrations were present in both the unsaturated and saturated soil in this area. The contamination in the unsaturated soil appeared to be limited to an area of approximately 15 by 15 feet. Shallow groundwater in the source area had a concentration of 24,000 parts per billion (ppb) of PCE. PCE, originating from this source area, had also been detected in the Baldwin Place Shopping Center water supply wells (PW-1, PW-2) since 1979.

Remedial Action:

A first step to prevent public health exposure was the installation of granular carbon filters on affected private homeowner wells along Meadow Park Road (1991). As part of the 1995 ROD required remedial action, in 1997, I38 cubic yards of soil was excavated from the known source area to below the cleanup level of 10 ppm. Also, as part of the remedy, Plant #1 was constructed in 1998 to pump and treat contaminated groundwater generated within the source area.

A water distribution system was subsequently installed in 1999 to supply water to the Meadow Park Road homeowners with carbon treated water from the mall's on-site wells. In late 2001, public water was connected to the distribution system and the former on-site supply wells were no longer used for drinking water. These former supply wells are instead used for remedial purposes. These wells along with the treatment system components are collectively known as Plant #2. This system operated until 2011 when it was determined that pumping these two wells was not an effective part of the remedy. In 2002 several Route 6 businesses and residences along Mahopae Avenue were connected to the new public water line.

An initial soil gas study (legacy site) was conducted in February 2007. Based upon that original study, a full SVI survey was performed in five locations in two of the on-site buildings. Based upon those results, one location closest to the original source area was identified as requiring continued soil vapor intrusion (SVI) monitoring, but not mitigation. The hydrology of the intervening terrain between the site and Meadow Brook Road is an effective barrier against shallow groundwater (the source of potential vapor intrusion) migration to Meadow Park Road.

Post Remediation:

Plant #1 continues to operate in the site management phase. High concentrations (5 ppm), but low volumes, of PCE contaminated water continue to be pumped and treated from the source area. Periodic SVI monitoring, including indoor air and sub-surface vapor monitoring, is performed in one tenant space as part of ongoing site management.

Residual contamination is being managed under a Site Management Plan.

Assessment of Health Problems

Access to the site is unrestricted. However, contact with contaminated soil or groundwater is unlikely unless they dig below the ground surface. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Soil vapor intrusion sampling did not identify any indoor air impacts in the on-site building but monitoring of tenant spaces continues due to concentrations of site related volatile organic compounds in the sub-slab soil vapor beneath the on-site building. An evaluation of the potential for soil vapor intrusion to occur will be completed for any new buildings developed on site in the future. Sampling indicates soil vapor intrusion is not a concern for off-site buildings.

8/26/2016

Owners

Operators

Current Owner(s) THOMAS D. MYERS UB SOMERS, INC (C/O URSTADT BIDDLE PROPERTIES, INC.) 321 RAILROAD A VENUE			Previous Operator(s)			
			A & D Dry Cleaners			
GREENWICH	СТ	06830	Baldwin Place Shpg. Ctr. Mahopac	NY	10505	
Previous Owner(s) MICHAEL ARCHANGEL			BALDWIN PLACE SHOPPING C	ENTER		
COLUMBIA DEVELOPMENT COMPA 30 CORPORATE CIRCLE, SUITE 101	NY.		BALDWIN PLACE SHPG. CTR. MAHOPAC	NY	10505	
ALBANY	NY	12203				
CORNELIUS MEDERA BALDWIN PLACE SHOPPING CENTE	R					
176 NORTH MAIN ST.						

FLORIDA NY 10921





ANDREW M. CUOMO Governor HOWARD A. ZUCKER, M.D., J.D. Commissioner SALLY DRESLIN, M.S., R.N. Executive Deputy Commissioner

June 2, 2016

Mr. Michael Cruden, Director Remedial Bureau E Division of Environmental Remediation NYS Dept. of Environmental Conservation 625 Broadway Albany, New York 12233

> Re: Site Reclassification (2 to 4) Baldwin Place Shopping Center Site #360023 Somers, Westchester County

Dear Mr. Cruden:

At your request, we have reviewed your Department's proposal to reclassify the referenced site from a Class 2 to a Class 4 on the New York State Department of Environmental Conservation's Registry of Inactive Hazardous Waste Disposal Sites. The purpose of our review was to determine whether the reclassification will be protective of public health.

I understand that the following remedial actions have been completed at the site: Excavation and removal of contaminated soil identified as a source area and either potable water was supplied or POET systems were installed and maintained to address private well water contamination until municipal water was supplied to all affected properties. Two groundwater pump and treat remedial systems are in place with one remaining in operation. The soil vapor intrusion pathway has been identified and monitoring of one on-site space continues. An evaluation of the potential for soil vapor intrusion to occur will be completed should the building be redeveloped for occupancy. In addition, a site management plan is place to ensure that all institutional and engineering controls are maintained and the contamination remaining at the site continues to be remediated and monitored.

Based on this information, I believe the reclassification proposal is protective of public health and concur with the Class 4 (requires continued site management) classification. If you have any questions, please contact me at (518) 402-7860.

Sincerely,

Moune E. Schuld

Maureen E. Schuck, Region Chief, Regions 3, 6 & 7 Bureau of Environmental Exposure Investigation

- K. Anders / A. Perretta / e-File ecc:
 - C. Westerman NYSDOH MARO

 - P. Kutsy WCHD K. Lewandowski/S. Edwards/C. Hoffman NYSDEC Central E. Moore NYSDEC Region 3