



FACT SHEET

One Commerce Park

January 2010

Site Number 360054

Town of Mount Pleasant, Westchester County

Environmental Study to Begin

An environmental study will begin in January at One Commerce Park, located at 115 Wall Street, Valhalla, in the Town of Mount Pleasant, Westchester County. The property is owned by the firm DP 16 LLC, which recently signed a consent order with the New York State Department of Environmental Conservation (NYSDEC) to conduct this investigation. See the map on the last page of this fact sheet for property location.

Highlights of the Site Characterization

The study, called a “Site Characterization,” will be performed by Apex Companies, an environmental investigation engineering firm, with oversight provided by the NYSDEC. The Site Characterization Work Plan is available for public review at the locations identified on the next page under “For More Information.”

The purpose of this site characterization is to determine if contamination is present in soil and/or groundwater. The following activities are planned:

- a geophysical survey to identify subsurface utilities and structures;
- soil vapor sampling from beneath and adjacent to the facility building to help select locations for soil and groundwater sampling;
- soil borings to collect subsurface soil samples for chemical analysis; and
- installing groundwater monitoring wells to collect groundwater for analysis and to determine the direction of groundwater flow.

Field activities will begin in January and are expected to take about four months.

Background

The One Commerce Park site is approximately ten acres in size, and consists of a two story industrial/office building and an associated parking lot. The site is in a commercial area, bounded on the west by the Taconic Parkway and undeveloped woodland; on the north by the Catskill Aqueduct, undeveloped woodland and a cemetery; on the east by undeveloped woodland and an electronics facility; and on the south by wetlands and a parking area. The area is served by a municipal water supply.

Next Steps

The information collected during the investigation will be summarized in a Site Characterization Report. If the data indicate that soil, groundwater or soil vapor have been impacted by past disposal practices at the site, a complete remedial investigation will take place. If necessary, the remedial investigation would include additional sampling to determine the full nature and extent of contamination and provide information to support the development of a proposed remedy to address the contamination. However, if the site characterization shows that there are no significant impacts to public health or the environment, no additional investigation would be necessary.

At the completion of the site characterization, a copy of the Site Characterization Report will be placed in the project document repositories identified below. Once completed, the NYSDEC will release a fact sheet summarizing the results of the investigation and explaining the next steps to be taken.

FOR MORE INFORMATION

Project documents are available at the following locations to help the public stay informed. These documents include the Order on Consent and the Site Characterization Work Plan.

Mount Pleasant Public Library
350 Bedford Road
Pleasantville, NY 10570
(914) 769-0548
Please call the Reference Desk for an appointment

NYSDEC Region 3
21 S. Putt Corners Rd.
New Paltz, NY 12561
(845) 256-3154
Please call for an appointment

Who to Contact

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

Project Related Questions

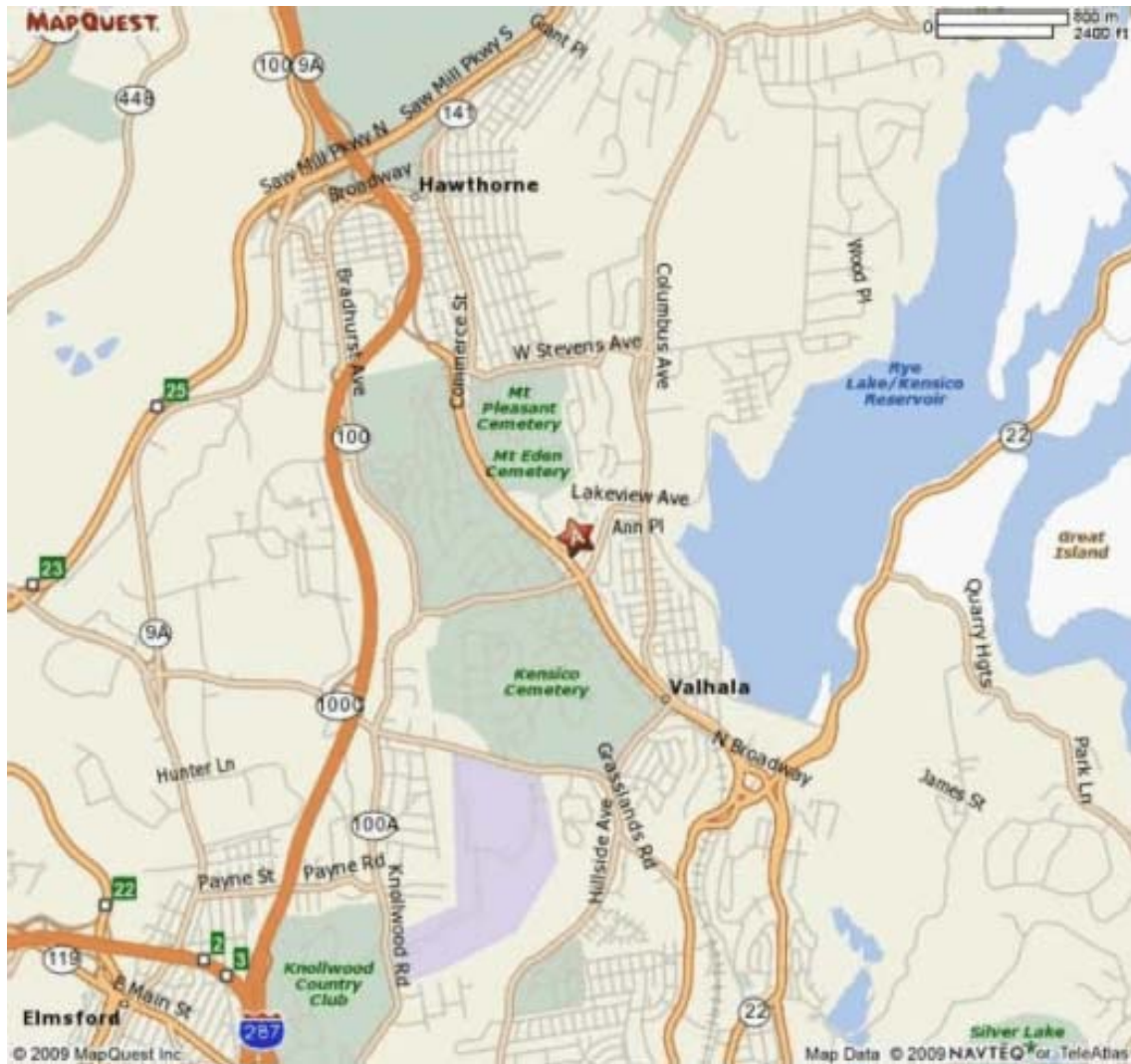
Karen Maiurano
NYSDEC Project Manager
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9662
ksmaiura@gw.dec.state.ny.us

Site-Related Health Questions

Fay Navratil, Public Health Specialist
NYSDOH
Flanigan Square
547 River Street
Troy, NY 12180
1-800-458-1158, ext. 27880

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. Anyone who wants to be added to the site mailing list may contact the NYSDEC project manager listed above.

Location of the One Commerce Park Site
Town of Mount Pleasant, Westchester County



LEGEND

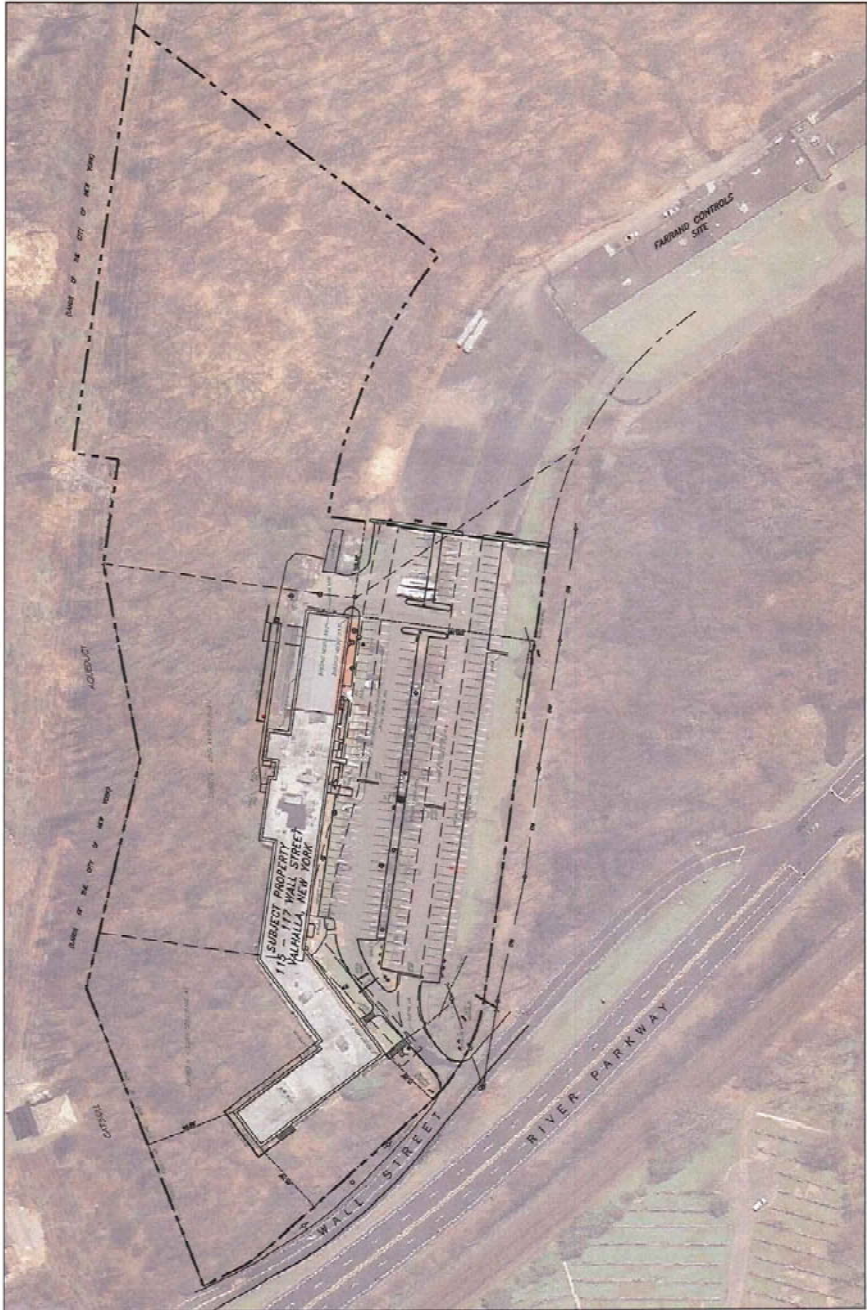
 UTILITY POLE

 OVERHEAD WIRE

 PROPERTY LINE

SOURCE: DP ALTA SURVEY CAD VERSION

DATE: MAY 22, 2008



 120-D Wilbur Place
Bohemia, N.Y. 11716
Phone: (841) 587-1777

REV. NO.: DRAWING DATE: 6/25/09 HEAD FILE: 85144SITER1

SITE PLAN

CUSTOMER: SP&R

LOCATION: 115-117 WALL STREET
VALHALLA, NEW YORK

DESIGNED: SEE SOURCE

DETAILS: PROJECT NO.: 85144

FIGURE: 1-2