



**Perx Property**  
Site No. B00177-3

**Proposed Remedial  
Action Plan Meeting**

**Tuesday,  
November 16, 2004  
Time 7:00 PM  
Village of Red Hook  
Village Hall  
7467 South Broadway  
Red Hook, NY 12571**

The purpose of this meeting is to present the NYSDEC's Proposed Remedial Action Plan for the Perx Property Site, and solicit comments from the public. Comments will be accepted through December 20, 2004.

The Proposed Remedial Action Plan (PRAP) can be reviewed at the Red Hook Public Library, Dutchess County Dept of Planning & Development, and the NYSDEC New Paltz Office (see page 3 for addresses and phone numbers).

# FACT SHEET

## Notice of Availability Proposed Remedial Action Plan for the Perx Property Site

### Public Meeting to be held November 16, 2004

The New York State Department of Environmental Conservation (NYSDEC), in conjunction with the New York State Department of Health (NYSDOH) will hold a public meeting to present the Proposed Remedial Action Plan (PRAP) for the Perx Property site, and solicit formal comments from the public (see box at left). At the meeting, the NYSDEC will discuss the results of environmental investigations at the site and describe the remedial actions proposed by the State. There will be an opportunity for the public to ask questions relating to the site and the proposed remedy. A summary of the information presented in the PRAP is included below.

Dutchess County will be conducting this remediation under the NYSDEC Environmental Restoration Program. The 1996 Clean Water / Clean Air Bond Act will be providing up to 90% of the funding for this project.

**Comment Period:** The public is invited to submit comments on the proposed plan until December 20, 2004. In addition to any comments received at the public meeting, written comments may be submitted to Mr. Michael MacCabe, Project Engineer, at the address shown at the end of this notice.

**Site Description and Background:** The 20-acre Perx Property site is located in the Village of Red Hook, Dutchess County. The property is between Smith Street and South Broadway (U.S. Route 9 on Figure 1).

The Perx Property site was an apple processing facility beginning in 1949, and a former frozen-food processing and packaging plant from 1955 until the early 1980's. A former apple orchard and wetland area are located on the western portion of the site. The buildings used in support of the processing and packaging apples/frozen-food are generally confined to the eastern half of the site.

**Site Investigation:** A Site Investigation (SI) was recently completed at the site. The purpose of the SI was to determine the nature and extent of the contamination present in soils, groundwater, and sediment. The SI was conducted in several phases between 2002 and 2003, on behalf of the Dutchess County Department of Planning. The investigation included collection of thirty-three subsurface soil samples, twenty-six surface soil samples, six sediment samples, sediments from floor drains, and groundwater samples from four monitoring wells.

The SI revealed lead and arsenic in elevated concentrations at shallow depths in soil. Other shallow depth soils contained chlordane, chromium, and mercury at elevated levels, too. Contaminants in these shallow surface soil samples did not exceed the background concentration levels found in subsurface soil samples taken from off-site. Sediment samples were collected from six locations in the on-site wetlands. DDT, DDE, and DDD were detected in three of the six wetland locations. The floor drains throughout the main processing plant and warehouse facility received discharges of wastes during the plant's operation. Soil / sediment samples were collected from these floor drains. DDT, DDD, and lead were detected at elevated concentrations in these samples.

In November and December 2002, as an interim remedial measure (IRM), three underground storage tanks (USTs) and four above ground tanks (ASTs) were emptied, cleaned, and properly disposed of. At least two tanks remain on-site, one waste oil UST and one fuel oil AST.

DDT, DDE, DDD, chlordane, and lead arsenate were used as pesticides on the apple orchard. As the apples were processed, the treated effluent was released to the soils and groundwater.

The SI did not detect any pesticides or petroleum contamination in any of the four monitoring wells. Lead was detected above the groundwater standard in all four of the groundwater samples at concentrations ranging from 84 parts per billion (ppb) to 223 ppb. The drinking water standard for lead is 25 ppb. Since the area is served by public water, and currently requiring potable well permits, human exposure is mitigated from lead in the groundwater.

**Remedial Alternatives :** Potential remedial alternatives for the Perx Property site were identified to determine the most effective way to address the contamination. Four remedial alternatives for the site were screened and evaluated in a Remedial Alternatives Report (RAR). The RAR is available for review at the document repositories listed on the next page.

**Proposed Remedy:** Based upon the results of the SI/RAR, the NYSDEC is proposing Tank Removal and Soil Excavation as the remedy for the site. The estimated cost to implement the remedy is \$1,760,000.

The elements of the proposed remedy are as follows:

1. Implementation of a remedial design program to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program.
2. Removal and off-site disposal of drums, bags, a tank and other containers containing a variety of waste chemicals.
3. Excavation, cleaning, and proper off-site disposal of remaining storage tanks.
4. Excavation, cleaning, and proper off-site disposal of on-site soils containing elevated concentrations of metals, pesticides, or petroleum compounds.

5. Removal and proper off-site disposal of the contaminated floor drains, related piping and any associated contaminated soil.
6. Removal and proper off-site disposal of all asbestos in on-site buildings.
7. Demolition of all on-site buildings. All recyclable and reusable material will be salvaged and the rest of the demolition debris will be properly disposed of.
8. Assessment of groundwater quality to determine the need for continued monitoring or any restrictions on groundwater use.
9. Development of a site management plan for the western portion of the site to address residually contaminated soils in the former orchard area of the site to prevent human exposures and dispersion of contamination during potential future intrusive activities.
10. Imposition of an environmental easement that would require compliance with the approved site management plan for the western portion of the site and restrict the use of groundwater as a source of potable or process water.
11. Annual certification to ensure that the institutional controls are still in place.

***Document Repository:*** The SI/RAR and other site-related documents are available for public review at the following locations:

Red Hook Public Library  
7444 South Broadway  
Red Hook, NY 12571  
(845) 758-3241  
Attn: Mary Ann Egan  
Mon & Wed - 4:00 - 8:00PM  
Tues & Thurs - 9:30 - 11:30AM  
Tues & Thurs - 1:30 - 5:30PM  
Fri - 1:30 - 5:30PM  
Sat - 10:00AM - 4:00PM  
Sun - Closed

Dutchess County Department  
of Planning and Development  
27 High Street  
Poughkeepsie, NY 12601  
(845) 486-3600  
Attn: Lynette Wacker  
(By appointment only)

NYSDEC Region 3  
Headquarters  
21 South Putt Corners Road  
New Paltz, NY 12561  
(845) 256-3154  
Attn: Michael Knipfing  
Mon thru Fri - 8:30AM -  
4:45PM

***For More Information:*** Please contact the following if you have any questions:

**Site Investigation and PRAP**

Michael MacCabe  
NYSDEC Central Office  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7016  
(518) 402-9775  
mdmaccab@gw.dec.state.ny.us

**Site Related Health Concerns**

Carl Obermeyer  
NYSDOH Monticello Office  
50 North Street, Suite 2  
Monticello, NY 12701-1711  
(845) 794-2045

Michael Knipfing  
NYSDEC Region 3 Headquarters  
21 South Putt Corners Road  
New Paltz, NY 12561  
(845) 256-3154

<http://www.dec.state.ny.us/website/der/erp/>

Site Location Map  
Figure 1

