



FACT SHEET

Brownfield Cleanup Program

Undeveloped Parcel Site
Site No. C360112
Mt. Kisco, New York

May 2011

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Undeveloped Parcel Site (“site”) located at 6 Morgan Drive in Mt. Kisco, Westchester County, New York. See map for site location. The draft plan, called a “Remedial Investigation Work Plan,” was submitted to NYSDEC by Crème de la Crème (Mt. Kisco) Inc. (“applicant”) under New York’s Brownfield Cleanup Program (BCP).

How to Comment

The NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **May 9, 2011** through **June 7, 2011**. The draft investigation work plan is available for review at the locations identified below under “Where to Find Information”.

Submit written comments to:
Daniel R. Lanners, P.E.
NYSDEC
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7014

Highlights of the Proposed Site Investigation

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

Brownfield Cleanup Program: New York’s Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.ny.gov/chemical/8450.html

The investigation will be performed by the applicant with oversight by the NYSDEC and the New York State Department of Health (NYSDOH).

The purpose of this Remedial Investigation (RI) is to comprehensively investigate the property to fully delineate the nature and extent of any contamination that may be present in the various areas of environmental concern, in accordance with the requirements of the BCP.

This site was formerly part of a wastewater treatment facility. Previous investigations of the site identified the following potential areas of concern: 1) eight former sand filter beds; 2) two former sludge beds; 3) fill material located throughout the site; 4) stockpiled fill material; 5) a former sludge spoil staging area; and 6) former treatment process infrastructure locations.

Next Steps

The NYSDEC will consider public comments, revise the plan as necessary, and approve the investigation work plan. The NYSDOH must concur with the plan. The approved investigation work plan will be made available to the public (see “Where to Find Information” below). After the investigation work plan is approved, the applicant may proceed with the site investigation.

It is estimated that the field work portion of the investigation will take approximately three to four weeks.

When the investigation is completed, the applicant will prepare and submit a report that summarizes the results and recommends whether cleanup of the site contamination is required. The NYSDEC, in cooperation with the NYSDOH, will review the report, make any necessary revisions and, if appropriate, approve the investigation report.

The applicant may then develop a cleanup plan, called a “Remedial Work Plan”. The goal of the cleanup plan is to ensure the protection of public health and the environment. The NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

The NYSDEC will keep the public informed during the investigation and cleanup of the site.

Background

The NYSDEC has accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for commercial purposes.

The site is approximately 3.8 acres in total area and is located in an area currently zoned for manufacturing (RD - Research and Development District). Current land uses adjacent to and near the subject property are predominantly commercial and industrial. There are a few residential properties on Kisona Road that are approximately 0.1 mile to the northeast of the subject site. The surrounding community is serviced by municipal water and sewer.

Based on the findings of a Phase I Environmental Site Assessment (ESA) that was completed in 2007, the subject property was previously part of a larger parcel that was occupied by a wastewater treatment facility from approximately 1907 to the 1970s. The facility reportedly ceased operation in 1964 and remained on standby into the 1970s. Based on a review of aerial photographs and the findings of a subsurface investigation of the property, it appears that some of the subsurface components of the former facility (i.e. sand filter beds, sludge beds, clay pipes, etc.) were not completely removed from the site. In 1990, soil fill was placed over a large portion of the property, burying the remnants of the former facility. The site has since remained undeveloped.

A subsequent Phase II Environmental Site Investigation (ESI) was performed in 2007 to investigate the areas of environmental concern that were identified during the Phase I ESA. The results of the Phase II ESI indicate the presence of residual contamination in subsurface soils in isolated areas of the site. The residual contaminants are consistent with the former use of the property. Specifically, mercury was detected at concentrations exceeding the NYSDEC Commercial Use Soil Cleanup Objectives (SCOs) in subsurface samples collected from the former sludge bed areas and the area of a former pump house structure. In addition, chromium, lead, and mercury were encountered in isolated subsurface soil samples at concentrations exceeding the NYSDEC Residential SCOs, but not exceeding the applicable NYSDEC Commercial Use SCOs.

FOR MORE INFORMATION

Where to Find Information

Project documents are available for review at the following location(s) to help the public stay informed. These documents include the draft investigation work plan and the application to participate in the Brownfield Cleanup Program.

The Mount Kisco Public Library
Reference Desk
100 Main Street
Mount Kisco, New York 10549
Phone: 914-666-8041
Hours:

Mon and Thurs: 10 am – 6 pm
Tues and Wed: 10 am – 8 pm
Sat: 10 am – 4 pm

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
Contact: Michael Knipping
Phone: (845) 256-3154
Hours:
Mon - Fri: 8:30 am - 4:45 pm
(please call for an appointment)

Who to Contact

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

Project Related Questions

Daniel R. Lanners, P.E.
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7014
Phone: (518) 402-9662
drlanner@gw.dec.state.ny.us

Site-Related Health Questions

Steve Karpinski
Public Health Specialist II
New York State Department of Health
Bureau of Environmental Exposure Investigation
547 River Street
Troy, NY 12180-2216
Phone: (518)-402-7880
beei@health.state.ny.us

If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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.



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Map provided by MyTopo.com

MAP SOURCE
USGS 7.5 Minute Quadrangle
Mount Kisco, New York

FIGURE 1 - SITE LOCATION MAP

BCP SITE NO.C360112
UNDEVELOPED PARCEL SITE
MT. KISCO, NEW YORK

CARLIN-SIMPSON & ASSOCIATES
SAYREVILLE, NEW JERSEY
PROJECT NO. 01-109