DECISION DOCUMENT

Lower South Street Redevelopment Area
Brownfield Cleanup Program
Peekskill, Westchester County
Site No. C360145
November 2017

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Lower South Street Redevelopment Area
Brownfield Cleanup Program
Peekskill, Westchester County
Site No. C360145
November 2017

Statement of Purpose and Basis

This document presents the remedy for the Lower South Street Redevelopment Area site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Lower South Street Redevelopment Area site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;

- Reducing direct and indirect greenhouse gases and other emissions;

- Increasing energy efficiency and minimizing use of non-renewable energy;

- Conserving and efficiently managing resources and materials;

- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;

- Maximizing habitat value and creating habitat when possible;

- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and

- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

2. Excavation

Excavation and off-site disposal of contaminant source areas, including:

- Soils exceeding the 6 NYCRR Part 371 hazardous criteria for lead;

- Soils that exceed a cleanup level for PCBs of 1 part per million (ppm) in the surface soils (0 to 2 feet) and 10 ppm in subsurface soils; and

- Soil that creates a nuisance condition, as defined in Commissioner Policy CP-51.

Approximately 2,083 cubic yards of contaminated soil will be removed from the site.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to complete the backfilling of the excavation and establish the designed grades at the site. On-site soil which does not exceed SCOs for restricted-residential use and protection of groundwater may be used to backfill the bottom of the excavation areas.

4. Stockpile Removal

Removal and off-site disposal of several material stockpiles. Approximately 3,300 cubic yards of contaminated soil will be removed from the site. Confirmatory samples will be completed beneath the footprint of the stockpiles to ensure that the material beneath the stockpile meets the soil cleanup objectives (SCOs) for restricted residential use.

5. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, cement, paved surface parking areas, sidewalks, building foundations and building slabs.

6. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- Require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3);

- Allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;

- Restrict the use of groundwater as a source of potable or process water, without necessary quality treatment as determined by the NYSDOH or County DOH; and

- Require compliance with the Department approved Site Management Plan.

7. Site Management Plan

A site management plan is required, which includes the following:

a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 6 above.

Engineering Controls: The cover system discussed in Paragraph 5.

This plan includes, but may not be limited to:

o An Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;

o Descriptions of the provisions of the environmental easement including any land use, and/or groundwater use restrictions;

o A provision for evaluation of the potential for soil vapor intrusion if any existing buildings are reoccupied and if any new buildings are developed on the site, including provision for implementing actions recommended to address exposure related to soil vapor intrusion;

o A provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 5 above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);

o Provisions for the management and inspection of the identified engineering controls;

o Maintaining site access controls and Department notification; and

o The steps necessary for the periodic reviews and certifications of the institutional and/or engineering controls.

b. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

o Monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

c. An Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:

o Procedures for operating and maintaining the system(s); and

o Compliance inspection of the system(s) to ensure proper O&M as well as providing the data for necessary reporting.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

November 22, 2017

Date

George Heitzman, Director
Remedial Bureau C

DECISION DOCUMENT

Lower South Street Redevelopment Area
Peekskill, Westchester County
Site No. C360145
November 2017

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

Field Library
Attn: Lauren Wolven
4 Nelson Avenue
Peekskill, NY 10566
Phone: 914-737-1212

NYSDEC Region 3
Attn: Please call for an appointment
21 S. Putt Corners Road
New Paltz, NY 12561
Phone: 845-256-3154

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The Lower South Street Redevelopment Area site is located at 1005, 1009, 1011, 1013 and 1017 Lower South Street in an urban area in the City of Peekskill. The site is situated east of South Street, south of Travis Lane, and west of Route 9.

Site Features: The northwestern portion of the site (1005 and 1009 Lower South Street) includes a scale pit, a soil pile, a pile of cobbles and boulders, a pile of mixed debris including cobbles, boulders, concrete, and some vehicle parts, and vegetated areas. The southern-central portion of the site (1011, 1013 and 1017 Lower South Street) contains four unoccupied buildings; an office building and three others. Paved driveways lead up to the buildings, with paved areas on the front side of the structures. Two additional buildings were constructed on the northeastern section of the site but were demolished between April 2004 and October 2006.

Current Zoning and Land Use: The site is zoned M-2A: Industrial Design District and is currently not in use. The City plans to rezone the site to be consistent with the intended use, mixed-use commercial (e.g., hotel, sports facility) and may include multi-family housing. The adjacent properties are of mixed use including industrial, commercial and residential. The nearest residential properties are within 1,000 feet to the east and north of the site.

Past Use of the Site: Historic uses of 1005 and 1009 Lower South Street (Former L& L Salvage) include a junkyard and residential. Historic uses of 1011, 1013 and 1017 (Former Global Recycling) include a residence, waste wood processing, and solid waste transfer station for construction and demolition waste.

Site Geology and Hydrogeology: Soil includes both natural and fill materials. Bedrock typically exists between 1 and 13 feet below ground surface (bgs). Fill depths range from 1 foot to 15 feet thick, and consist of brick, concrete, wood, rock, asphalt, coal/ash, tile and glass. Sand, silt and rocks underlie the fill.

Limited perched groundwater has been encountered in the overburden at depths ranging from approximately 2 feet below ground surface (bgs) to 13 feet bgs. Bedrock groundwater in the area is expected to flow to the west toward the Hudson River based on topography.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant(s) under the Brownfield Cleanup Agreement is a/are Volunteer(s). The Applicant(s) does/do not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo[k]fluoranthene
chrysene
dibenz[a,h]anthracene
indeno(1,2,3-CD)pyrene
barium
cadmium
copper
lead
mercury
polychlorinated biphenyls (PCB)
MTBE (methyl-tert-butyl ether)
tetrachloroethene (PCE)
trichloroethene (TCE)
dichloroethene (cis-1,2-)
vinyl chloride
methane
hydrogen sulfide

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor intrusion

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination: Soil and perched groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs) and pesticides. Based upon investigations conducted to date, the primary contaminants of concern include SVOCs, metals and PCBs

Soil - Polycyclic aromatic hydrocarbons (PAHs), including benzo(a)anthracene (up to 23 parts per million (ppm)), benzo(a)pyrene (up to 18.7 ppm), benzo(b)fluoranthene (up to 23.3 ppm), benzo(k)fluoranthene (up to 7.6 ppm), chrysene (up to 12.7 ppm), dibenzo(a,h)anthracene (up to 1.5 ppm) and indeno(1,2,3-cd)pyrene (up to 11.6 ppm), metals, including barium (up to 680 ppm), cadmium (up to 17.7 ppm), copper (up to 15,400 ppm), lead (up to 11,700 ppm) and mercury (up to 1.87 ppm) and polychlorinated biphenyls (PCBs) (up to 8 ppm) in the site soil above restricted residential use soil cleanup objectives (SCOs). Volatile organic compounds (VOCs) and pesticides were not detected above restricted residential use SCOs in the soil.

Data does not indicate any off-site impacts in soil related to this site.

Perched Groundwater - One perched groundwater sample at the former Global Recycling property collected in 2012 indicated the presence of methyl tert-butyl ether (MTBE) (up to 24 parts per billion (ppb)) and SVOCs, including phenol (up to 11 ppb), naphthalene (up to 14 ppb), benzo(a)pyrene (up to 12 ppb), benzo(b)fluoranthene (up to 12 ppb), benzo(k)fluoranthene (up to 11 ppb), chrysene (up to 11 ppb) and indeno(1,2,3-cd)pyrene (up to 9.3 ppb) in excess of standards. During the 2016 investigation, perched groundwater was encountered in only one soil boring and the water met standards for VOCs, SVOCs, PCBs and pesticides. Sodium (71,500 ppb) and manganese (1,070 ppb) were detected above standards in this sample.

Data does not indicate any off-site impacts in perched groundwater related to this site.

Soil Vapor and Sub-Slab Vapor - Eight soil vapor samples were collected from the northern end of the 1011 parcel in 2011. Cis-1,2-dichloroethene (DCE) up to 305 ug/m3 and vinyl chloride up to 1,303 ug/m3 were detected in the soil vapor on this parcel. Two soil vapor samples were collected from the area northwest of the building located on the 1013 parcel. Trichloroethene (TCE) up to 12.8 ug/m3 and vinyl chloride up to 48.6 ug/m3 were detected in soil vapor along with compounds associated with petroleum and automotive fluids on this parcel. Historically, methane up to 8.9% and hydrogen sulfide up to 2 ppm, were also detected in soil gas. During the 2016 investigation, two soil vapor samples were collected from the 1013 parcel and two soil vapor sample was collected from the former L&L Site (1005 and 1009 Lower South Street). Tetrachloroethene (PCE) up to 130 ug/m3 and trichloroethene (TCE) up to 36.5 ug/m3 were detected in soil vapor on the 1013 parcel. Sub-slab vapor samples were obtained from beneath

the un-occupied buildings on the 1011, 1013 and 1017 parcels. One of the buildings, on the 1017 parcel, howed PCE at 35.9 ug/m3, TCE at 6.99 ug/m3 and vinyl chloride at 7.92 ug/m3. No concurrent indoor air samples had been collected at that time.

Six soil vapor samples were collected around the perimeter of the site in August 2017 to evaluate the extent of soil vapor contamination. While PCE was detected in one of the six samples near the northwest corner of 1009 Lower South Street at a concentration of 44.8 ug/m3 PCE or other chlorinated VOCs were not detected in the remaining perimeter soil vapor samples. The results obtained in soil vapor samples and other environmental samples to date indicate soil vapor intrusion is not a concern for off-site buildings. However, groundwater conditions are unknown at this site. If additional information becomes available, additional sampling may be needed in the future to evaluate the potential for soil vapor intrusion concerns in off-site buildings.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Access to the site is unrestricted. Persons who enter the site could contact contaminants in the soil by walking on the soil, digging or otherwise disturbing the soil. 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 soil vapor (air spaces within the soil) may move into overlying buildings and affect the indoor air of buildings. 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. The potential exists for people to inhale contaminants in indoor air due to soil vapor intrusion in any future on-site buildings or if existing buildings become re-occupied. Environmental sampling to date indicates soil vapor intrusion is not a concern for off-site buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 4: Restricted use with site-specific soil cleanup objectives remedy.

The selected remedy is referred to as the Excavation, Stockpile Removal, Cover, SSDS and Institutional Controls remedy.

The elements of the selected remedy, as shown in Figure 2, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;

- Reducing direct and indirect greenhouse gases and other emissions;

- Increasing energy efficiency and minimizing use of non-renewable energy;

- Conserving and efficiently managing resources and materials;

- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;

- Maximizing habitat value and creating habitat when possible;

- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and

- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

2. Excavation

Excavation and off-site disposal of contaminant source areas, including:

- Soils exceeding the 6 NYCRR Part 371 hazardous criteria for lead;

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other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, cement, paved surface parking areas, sidewalks, building foundations and building slabs.

6. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- Require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3);

- Allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;

- Restrict the use of groundwater as a source of potable or process water, without necessary quality treatment as determined by the NYSDOH or County DOH; and

- Require compliance with the Department approved Site Management Plan.

7. Site Management Plan

A site management plan is required, which includes the following:

a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 6 above.

Engineering Controls: The cover system discussed in Paragraph 5.

This plan includes, but may not be limited to:

o An Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;

o Descriptions of the provisions of the environmental easement including any land use, and/or groundwater use restrictions;

o A provision for evaluation of the potential for soil vapor intrusion if any existing buildings are reoccupied and if any new buildings are developed on the site, including provision for implementing actions recommended to address exposure related to soil vapor intrusion;

o A provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 5 above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);

o Provisions for the management and inspection of the identified engineering controls;

o Maintaining site access controls and Department notification; and

o The steps necessary for the periodic reviews and certifications of the institutional and/or engineering controls.

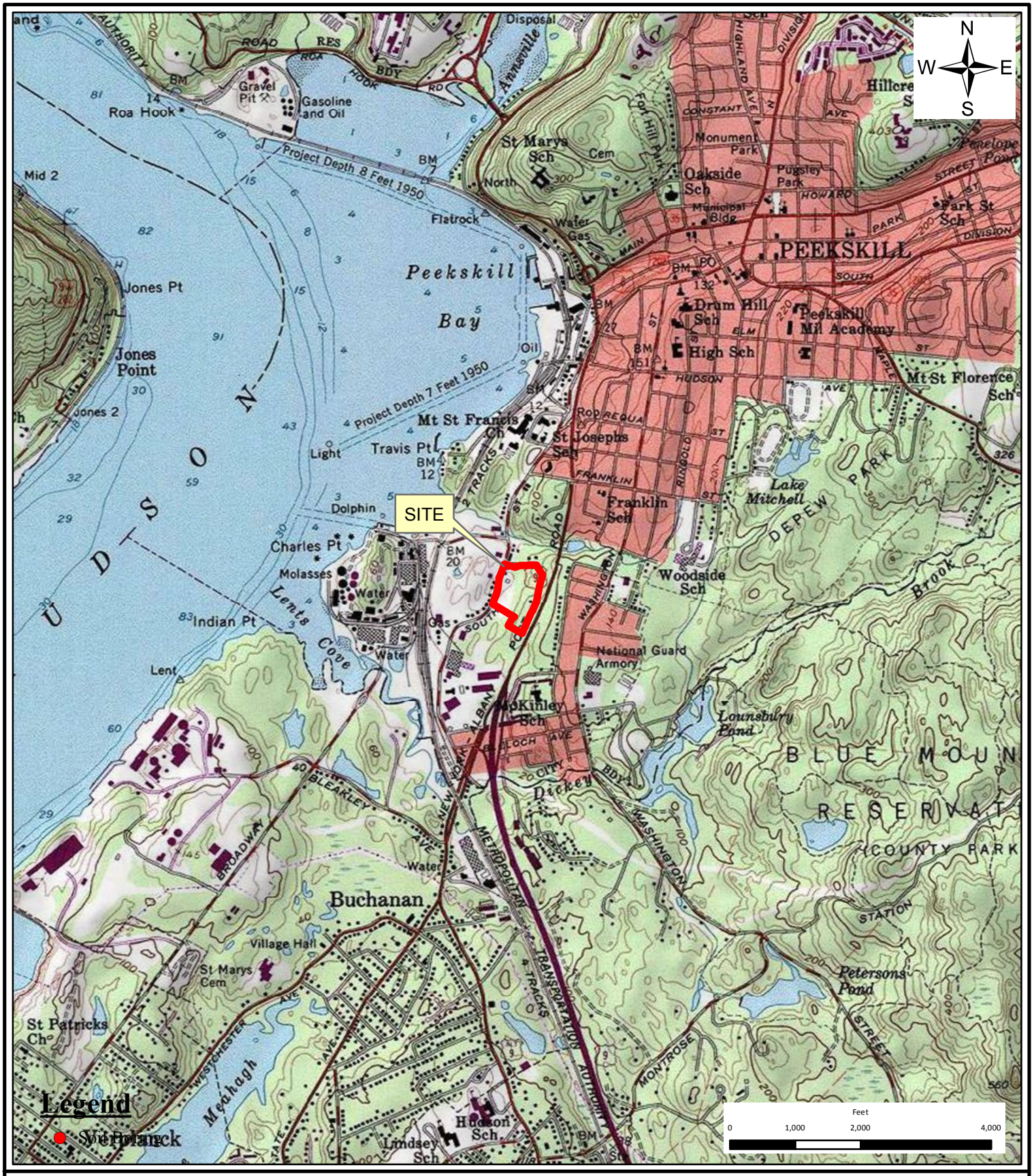
b. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

o Monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

c. An Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:

o Procedures for operating and maintaining the system(s); and

o Compliance inspection of the system(s) to ensure proper O&M as well as providing the data for necessary reporting.



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375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

Lower South Street Redevelopment Area

Figure 1: Site Location Map

1005, 1009, 1011, 1013 and 1017 Lower South Street

City of Peekskill, Westchester County, New York

Sources: City of Peekskill 2007 Parcels Dataset; USGS Topographic Map of the Peekskill, NY Quadrangle Dated 1957, Revised 1981

Drawn:	STF
Date:	January 2015
Scale:	1 inch equals 2,000 feet
Project:	81323.07
Figure:	1

Path: X:\8\81300-81399\81323.07 Peekskill Karta Environmental Consultation\Figures\GIS\F1_Former L L Salvage and Kart Sites_SiteLocationMap_With1013 and1017.mxd

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Lower South Street Redevelopment Area

Figure 2: Site Orthophoto
1005, 1009, 1011, 1013 and 1017 Lower South Street

City of Peekskill, Westchester County, New York

Sources: NYS Department of Transportation 2008 Roads Dataset;
City of Peekskill 2007 Parcels Dataset; i-cubed 2011 orthophoto data imagery

Drawn:	STF
Date:	January 2015
Scale:	1 inch equals 200 feet
Project:	81323.07
Figure:	1

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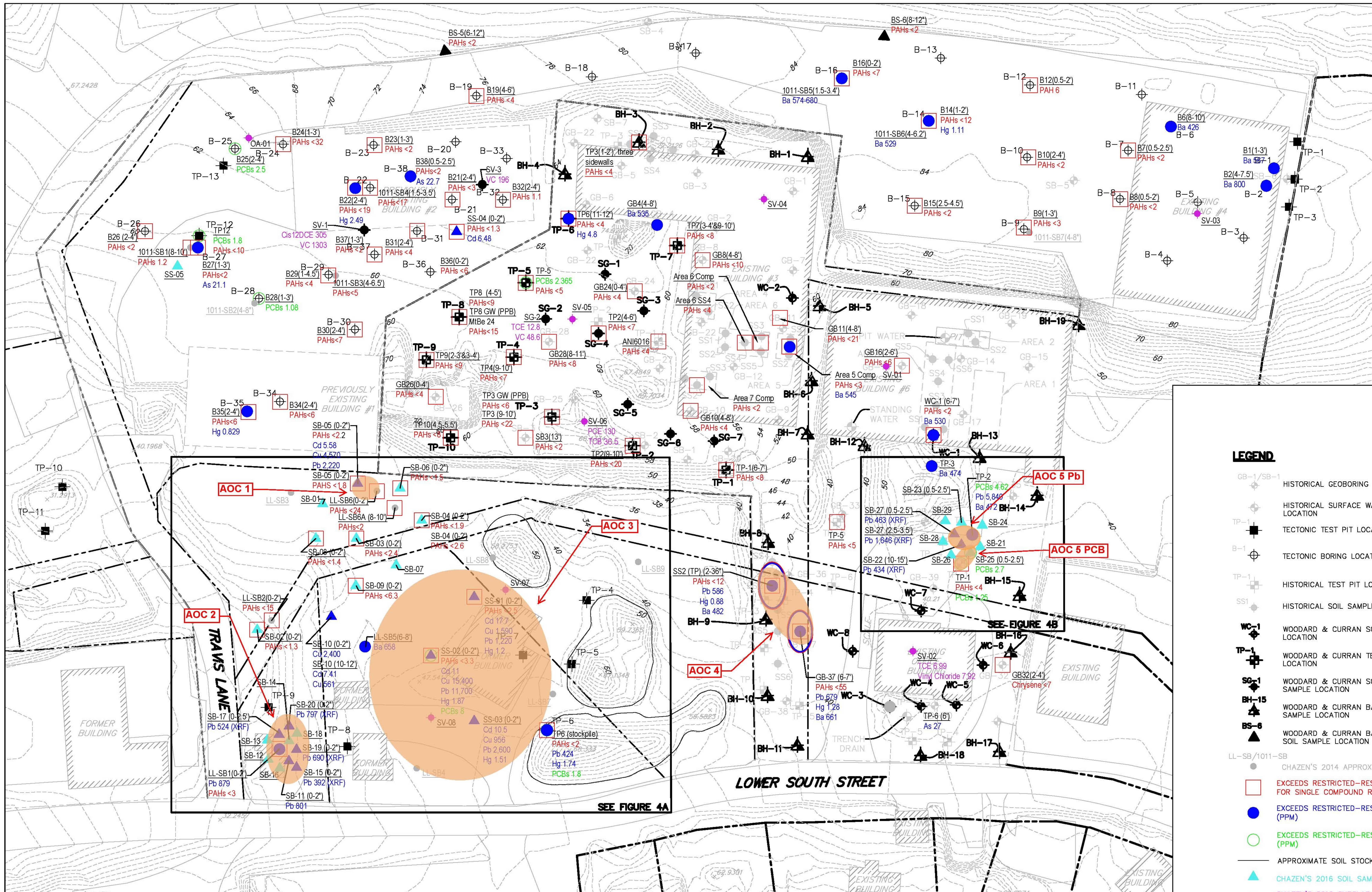

LEGEND

- HISTORICAL GEOBORING LOCATION (GB-1/SB-1)
- HISTORICAL SURFACE WATER SAMPLE LOCATION
- TECTONIC TEST PIT LOCATION (TP-1)
- TECTONIC BORING LOCATION (B-1)
- HISTORICAL TEST PIT LOCATION (TP-1)
- HISTORICAL SOIL SAMPLE LOCATION (SS1)
- WOODARD & CURRAN SOIL BORING LOCATION (WC-1)
- WOODARD & CURRAN TEST PIT LOCATION (TP-1)
- WOODARD & CURRAN SOIL GAS SAMPLE LOCATION (SG-1)
- WOODARD & CURRAN BAR HOLE SAMPLE LOCATION (BH-15)
- WOODARD & CURRAN BACKGROUND SOIL SAMPLE LOCATION (BS-6)
- CHAZEN'S 2014 APPROXIMATE BORING LOCATIONS (LL-SB/1011-SB)
- EXCEEDS RESTRICTED-RESIDENTIAL SCOs FOR SVOCs (PAH CONCENTRATION LISTED FOR SINGLE COMPOUND RELATIVE TO SCO OF 1 PPM)
- EXCEEDS RESTRICTED-RESIDENTIAL SCOs FOR METAL(S) (PPM)
- EXCEEDS RESTRICTED-RESIDENTIAL SCOs FOR PCBs (PPM)
- APPROXIMATE SOIL STOCKPILE LIMITS ON FORMER L & L SITE
- CHAZEN'S 2016 SOIL SAMPLING LOCATIONS
- CHAZEN'S 2016 SUBSLAB VAPOR, SOIL VAPOR, AND (UPWIND) OUTDOOR AIR SAMPLE LOCATIONS.
- EXCEEDS RESTRICTED-RESIDENTIAL SCOs FOR METAL(S) (PPM)
- APPROXIMATE BOUNDARIES OF SOIL REMOVAL FROM AOCs

BASE MAP:

1. WOODARD & CURRAN'S AUGUST 2013, SITE CLOSURE INVESTIGATION REPORT/FACILITY CLOSURE PLAN FOR KARTA CORP. 1013-1017 LOWER SOUTH STREET, PEEKSKILL NY

NOTES:

1. EXISTING CONDITIONS SHOWN ON THIS DRAWING HAVE BEEN TAKEN FROM A COMPILATION OF DATA PROVIDED BY WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS AND ARE APPROXIMATE.
2. PERCHED WATER ENCOUNTERED INFREQUENTLY. GWQS EXCEEDENCES NOTED FOR TP3 AND TP8 ARE LISTED.
3. XRF RESULTS GREATER THAN 368 PPM LEAD ARE SHOWN WHERE HYPOTHETICAL LAB RESULTS ARE PROJECTED TO EXCEED THE RESTRICTED-RESIDENTIAL SCO (440 PPM).

50' 0 50' 100'

BAR SCALE
1" = 50'
CHECK GRAPHIC SCALE BEFORE USING

0 1 2 3
ORIGINAL SCALE IN INCHES

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rev.	date	description

LOWER SOUTH STREET REDEVELOPMENT AREA

Alternative 2 - Soil Removal Areas

1005, 1009, 1011, 1013 AND 1017 LOWER SOUTH STREET
CITY OF PEEKSKILL, WESTCHESTER COUNTY, NEW YORK

designed	checked
CJB	ALS
date 04/21/16	scale 1"=50'
project no. 81323.07	
sheet no. 2	

Drawing Name: Z:\projects\81300-81399\81323.07 Peekskill Karta Environmental Consultation\DWG\FIG4_81323-07_213949_Figures4.dwg
Xref's Attached: Base Map; XTB_81323-07_24x36
Date Printed: Nov 01, 2016, 10:45am