

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Lower South Street Redevelopment Area
DEC Site #: C360145
Address: Lower South Street
Peekskill, NY 10566

Have questions?
See
"Who to Contact"
Below

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 Lower South Street Redevelopment Area site ("site") located at Lower South Street, Peekskill, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by City of Peekskill ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **November 18, 2015** through **December 18, 2015**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have documented the presence of contamination in soil.

Soils on-site were found to be contaminated with petroleum, semi-volatile organic compounds (SVOCs), metals and polychlorinated biphenyls (PCBs) in excess of the restricted residential soil cleanup objectives (SCOs).

Groundwater has generally not been encountered on the site. However, Methyl tert-butyl ether (MTBE), SVOCs and metals were detected in one perched groundwater sample at concentrations above standards.

Next Steps

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

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Lower South Street Redevelopment Area site is located 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 (former L&L Salvage Site) 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 contains four buildings; an office building and three others. 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 area is zoned M-2A: Industrial Design District and is not used.

Past Use of the Site: Historic uses of the site include a junkyard, store, waste wood processing, solid waste transfer station, and residential.

Site Geology and Hydrogeology: Soil includes both natural materials and fill material. Bedrock exists between 3.5 and 10 feet below ground surface (bgs). Fill depths range from 1 foot to 10 feet thick, and consist of brick, concrete, wood, rock, asphalt, coal/ash, tile and glass. Sand, silt and gneiss underly the fill. Bedrock is Upper Ordovician-aged rocks of the Hornblende Norite.

Depth to groundwater is unknown. Localized groundwater is expected to flow to the west/northwest toward the Hudson River.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C360145>

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Field Library
Attn: Lauren Wolven
4 Nelson Avenue
Peekskill, NY 10566
phone: 914-737-1212
(lwolven@wlsmail.org)

NYSDEC Region 3
21 S. Putt Corners Road
New Paltz, NY 12561
phone: 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

Jamie Verrigni
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
jamie.verrigni@dec.ny.gov

Site-Related Health Questions

Harolyn Hood
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
518-402-7880
BEEI@health.ny.gov

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



THE
Chazen
COMPANIES

ENGINEERS/SURVEYORS
PLANNERS
ENVIRONMENTAL SCIENTISTS
LANDSCAPE ARCHITECTS

Dutchess County Office:
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

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

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