



# 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

### Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for 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."

#### Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by City of Peekskill ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

#### Highlights of the Remedial Investigation Report

A remedial investigation (RI) was conducted at the Lower South Street site in July 2016 to evaluate and delineate the nature and extent of historic environmental on-site impacts.

Investigation activities included: the collection of surface and subsurface soil samples, the collection of one groundwater sample where perched groundwater was encountered, and the collection of soil vapor and sub slab soil vapor samples.

The RI report documents detections of polycyclic aromatic hydrocarbons (PAHs), metals and PCBs in site soil above restricted residential use soil cleanup objectives (SCOs).

Groundwater has generally not been encountered on the site. However, methyl tert-butyl ether (MTBE), semi-volatile organic compounds (SVOCs) and metals were detected in one perched groundwater (groundwater separated from an underlying main body of groundwater by an unsaturated zone) sample at concentrations above standards in 2012. During the 2016 RI, perched groundwater was encountered in only one soil boring and the water sampled met standards for volatile organic compounds (VOCs), SVOCs and PCBs. Sodium and manganese were detected above standards in this sample.

Tetrachloroethene (PCE) and/or its degradation products were detected in some of the soil vapor samples along with compounds associated with petroleum and automotive fluids.

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see “Where to Find Information” below). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft 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 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 (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 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.

**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 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 is expected to flow to the west 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/external/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** site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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

Steven Berninger  
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