



Department of
Environmental
Conservation

Where to Find Information:

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

Mount Kisco Public Library

100 Main Street
Mount Kisco, NY 10549
(914) 666-0935

Who to Contact:

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

Project-Related Questions

Wayne Mizerak, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7014
(518) 402-9657
wayne.mizerak@dec.ny.gov

Project-Related Health Questions

Renata Ockerby
NYSDOH
Corning Tower Rm 1787
Empire State Plaza
Albany, NY 21137
(518) 402-7860
beei@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**

www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Former Designs for Leisure
41 Kensico Drive
Mount Kisco, New York 10549

SITE No. C360163

NYSDEC REGION 3

December 2018

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former Designs for Leisure site ("site") located at 41 Kensico Drive, Mount Kisco, 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 to the left under "Where to Find Information."

The New York State Department of Environmental Conservation (NYSDEC) and the NYSDOH are also reviewing the Remedial Investigation Report for the site.

How to Comment: NYSDEC is accepting written comments about the remedial investigation report and the proposed plan for 45 days, from **December 5, 2018** through **January 23, 2019**. The remedial investigation report and the proposed plan are available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Commercial Use remedy consists of:

- Delineation and removal of lead-impacted soil that exceeds commercial-use soil cleanup objectives (SCOs);
- Decommissioning and removal of any underground storage tanks. Confirmation soil samples will be collected from the base and sidewalls of the excavation;
- Excavation and off-site disposal of the top one foot of soil in areas which will not be covered by building, concrete sidewalks and asphalt;
- Installation of a demarcation layer, and placement of one foot of clean soil meeting commercial use criteria over the excavation area, with the top six inches capable of sustaining vegetation;
- Placement of a waterproofing/vapor barrier membrane system under new structures built on-site;
- Evaluation of the need for vapor intrusion mitigation on existing and future buildings at the site;
- Development and implementation of a site management plan; and
- Placement of an environmental easement on the property that limits the use of the site to commercial use and restricts the use of groundwater at the site.

The proposed remedy was developed by the applicant after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Site Description: The site is located in the Village of Mt. Kisco, in Westchester County. The site is 1.731-acres in size and is bound on the west by Kensico Drive; on the east by a stream and the MTA-North rail road; on the north by 45 Kensico Drive, which is occupied by Westchester EMS and TAL Healthcare; and by Suburban Propane to the south. The site is currently occupied by a 13,000-square foot slab-on-grade commercial building, which is currently vacant. The remainder of the site consists of paved parking lot and landscaping.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C360163) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

Highlights of the Remedial Investigation Report: Chlorinated solvents and their breakdown products, petroleum constituents, and metals were found in groundwater at concentrations above groundwater standards.

Contaminants found in the soils were consistent with those found in groundwater. The source of the on-site groundwater contamination appears to be from an off-site source. Lead was the only metal found in the soils above the commercial use soil cleanup objective. Very low levels of volatile organic compounds were detected in the single sub-slab soil vapor sample collected.

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>

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:

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.

SITE PLAN AND SITE LOCATION MAP

LEGEND:

- PROPOSED STORMWATER PLANTER AREA
- PROPOSED POROUS PAVEMENT AREA
- PROPOSED GRAVEL AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE AREA OF LAND-IMPACTED SOIL EXCAVATION
- APPROXIMATE LANDSCAPED/CURB AREAS WITH 1-FOOT OF CLEAN FILL MATERIAL
- APPROXIMATE SITE BOUNDARY

NOTES:

- BASE MAP PREPARED BY JMC PLLC TITLED "TOPOGRAPHIC AND UTILITY SURVEY" DATED NOVEMBER 20, 2017.
- PROPOSED POROUS PAVEMENT WILL CONSIST OF A 2 TO 3 INCH ASPHALTIC CONCRETE LAYER, UNDERLAIN BY A 3 TO 4 INCH LAYER BINDER COURSE, UNDERLAIN BY 4 TO 8 INCHES OF CHOKER COURSE, UNDERLAIN BY 8 TO 12 INCHES OF A FILTER LAYER, UNDERLAIN BY 4 TO 7 INCHES OF A DRAINAGE LAYER.
- THE PROPOSED STORMWATER PLANTER WILL CONSIST OF 18 INCHES OF SANDY LOAM TOPSOIL, UNDERLAIN BY 12 INCHES OF CRUSHED STONE.
- PROPOSED GRAVEL VEHICLE STORAGE AREA SURFACE WILL CONSIST OF AT LEAST 1-FOOT THICK GRAVEL LAYER.

SCALE IN FEET
0 25 50

41 KENSICO DRIVE
HOLIDAY INN WESTCH
CONCRETE SIDEWALK
APPROXIMATE SANDY LOAM TOPSOIL
APPROXIMATE LANDSCAPED/CURB AREAS WITH 1-FOOT OF CLEAN FILL MATERIAL
APPROXIMATE AREA OF LAND-IMPACTED SOIL EXCAVATION
PROPOSED BUILDING FOOTPRINT
PROPOSED CONCRETE PAD
PROPOSED ASPHALT PAVEMENT
PROPOSED GRAVEL AREA
PROPOSED POROUS PAVEMENT AREA
PROPOSED STORMWATER PLANTER AREA

LANEAN
Landscape Architecture
100 West 10th Street
New York, NY 10011
Tel: 212.691.1000
Fax: 212.691.1001

PROJECT
41 KENSICO DRIVE
WESTCHESTER COUNTY, NEW YORK

DATE
11/14/2018

BY
JMC

SCALE
1" = 10'

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 148 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

DRAFT
for discussion and planning

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

DRAFT
for discussion and to be read out

LANGAN
Langan Engineering, Instrumental, Surveying,
Language Architecture and Design, LLC
107 Northridge Avenue, Suite 300
Plymouth, MA 01969
T: 978.552.1400 F: 978.552.1404 www.langan.com

41 KENSICO DRIVE

SITE PLAN AND SITE LOCATION MAP

Project No. 10204329	Issued by KT	Sheet 1 of 1
Date 11/16/2010	Checked by TC	
Drawing No. 1		

1. BASE MAP PREPARED BY JMC PLC TITLED "TOPOGRAPHIC AND UTILITY SURVEY", DATED NOVEMBER 20, 2017.
2. PROPOSED CONCRET PAVEMENT WILL CONSIST OF A 2 TO 3" INCH ASPHALTIC CONCRETE LAYER UNDERLAIN BY A 3 TO 4 INCH LAYER BINDER COURSE, UNDERLAIN BY 4 TO 6 INCHES OF GRAVEL COURSE, UNDERLAIN BY 7 TO 12 INCHES OF A FILTER LAYER, UNDERLAIN BY 4 TO 8 INCHES OF A DRAINAGE LAYER.
3. THE PROPOSED STORMWATER PLANTER WILL CONSIST OF 18 INCHES OF SANDY LOAM TOPSOIL, UNDERLAIN BY 12 INCHES OF CRUSHED STONE.
4. PROPOSED GRAVEL VEHICLE STORAGE AREA SURFACE WILL CONSIST OF AT LEAST 1-FOOT THICK GRAVEL LAYER.