



# FACT SHEET

## Voluntary Cleanup Program

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

**Carmel Shop-Rite Plaza**  
**Site No. V00104**  
**Carmel, NY**

**October 2011**

### **No Further Action Remedy Proposed for Voluntary Cleanup Site Public Comment Period Announced**

The public is invited to comment on a "no further action" remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to Carmel Shop-Rite Plaza ("site") located at 180 Gleneida Avenue in the town of Carmel, Putnam County. See map for site location.

#### **The Proposed Remedy**

The proposed remedy is described in a draft cleanup plan called a "Proposed Decision Document" developed under New York's Voluntary Cleanup Program. The document is available for review at the locations identified below under "Where to Find Information".

#### **How to Comment**

NYSDEC is accepting written public comments about the proposed remedy for 30 days, from **October 31, 2011** through **November 29, 2011**.

Submit written comments to:

Jamie Verrigni  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, NY 12233-7010  
[jlverrig@gw.dec.state.ny.us](mailto:jlverrig@gw.dec.state.ny.us)

#### **Summary of the Proposed Remedy**

The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy.

The proposed remedy was chosen following a detailed investigation of the site, and after several interim remedial measures have been completed to remove the source of contamination.

The main elements of the proposed remedy include:

1. Imposition of an institutional control in the form of a deed restriction for the property that:
  - a. requires the property owner to complete and submit to the Department a periodic certification of institutional and engineering controls;
  - b. allows the use and development of the controlled property for commercial and industrial uses, though land use is subject to local zoning laws;
  - c. restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the Department, New York State Department of Health (NYSDOH) or County Department of Health;
  - d. prohibits agriculture or vegetable gardens on the controlled property; and
  - e. requires compliance with the Department approved Site Management Plan.
2. 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 Deed Restriction discussed above.

Engineering Controls: The continued operation of the Sub-Slab Depressurization Systems (SSDSs).
  - b. a Monitoring plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
    - i. monitoring of the SSDSs to assess the performance and effectiveness of the remedy; and
    - ii. a schedule of monitoring and frequency of submittals to the Department.

### **Next Steps**

NYSDEC will consider public comments as it finalizes the remedy for the site. The NYSDOH must concur with the proposed remedy. The selected remedy will be described in a document called a “Decision Document”. This document will be made available to the public (see “Where to Find Information” below).

### **Background**

The site encompasses approximately 19 acres and is located at 180 Gleneida Avenue in the Town of Carmel. Gleneida Avenue (Route 52) abuts the western portion of the site boundary. Residential and commercial properties are located northwest and southwest of the site. A

cemetery is located further west of the site and Route 52. Undeveloped woodland and wetland areas abut the site to the north, south and east. Potable water is supplied to the site from Lake Gleneida, which is located approximately 3,500 feet south-southwest. Groundwater beneath the site flows in a southeasterly direction, away from Lake Gleneida. No private wells were identified downgradient from the site.

The site contains three one-story buildings and asphalt paved parking areas. Landscaped areas are located throughout and around the perimeter of the site. A stormwater retention basin is located at the southeast corner of the site.

The two main buildings on the site are currently used as a shopping center with a variety of retail and commercial tenants. A chain restaurant occupies the third building. A dry cleaning facility, which used tetrachloroethene (PCE) in its dry cleaning operations, was formerly a tenant at the site.

Contamination is associated with the former dry cleaning operations and has been addressed by several remedial actions.

An initial remedial action was performed in 1995, which included the excavation and removal of approximately 36 tons of PCE impacted soil from an area immediately east of the dry cleaner tenant space.

MIF Realty LP (the Volunteer) and NYSDEC entered into a Voluntary Cleanup Agreement in March 1998 to address the presence of PCE at the site. Investigations were completed in 2004 to define the soil and groundwater conditions concerning PCE contamination at the site. The results of the investigations are summarized in the February 2004 Remedial Investigation/Feasibility Study and Remedial Action Report.

Based on the results of the investigations, several Interim Remedial Measures (IRMs) were completed. In October 2001, 13 tons of PCE impacted soil were excavated and removed for proper disposal. Additional PCE impacted soil was excavated from the site in 2002. To address contaminated soil vapor, a soil vapor extraction (SVE) system was also installed in January 2002 beneath the slab of the former dry cleaner tenant space. The SVE system was then transformed into a sub-slab depressurization system (SSDS) in September 2005. The SSDS was upgraded in March 2006.

Following the remedial excavation activities and implementation of the SSDS, a groundwater monitoring program was implemented at the site. Samples were collected from the monitoring wells in 2001 thru 2006 and in 2008. The results of this sampling have demonstrated that natural attenuation of impacted groundwater at the site is occurring. Natural attenuation of the impacted groundwater at the site has resulted in a reduction of contaminant concentrations.

In addition to the original SSDS that was installed to mitigate exposures to soil vapors from residual soil contamination, the current property owner, Urstadt Biddle Properties, Inc., installed four additional SSDSs in March 2010 in three tenant spaces and attached a more powerful fan to the existing SSDS. These SSDSs mitigate the potential for soil vapor intrusion into the tenant spaces adjacent to the former dry cleaner.

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the proposed cleanup plan.

Reed Memorial Library  
1733 Route 6  
Carmel, NY 10512  
Contact: Jeanne Buck  
(845) 225-1436

NYSDEC Region 3 Office  
21 S. Putt Corners Rd  
New Paltz, NY 12561  
(845) 256 - 3154  
(By Appointment)

### Who to Contact

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

#### Project Related Questions

Jamie Verrigni  
NYSDEC Project Manager  
New York State Department of  
Environmental Conservation  
625 Broadway  
Albany, NY 12233-7010  
518-402-9662  
[jlverrig@gw.dec.state.ny.us](mailto:jlverrig@gw.dec.state.ny.us)

#### Site-Related Health Questions

Fay Navratil  
NYSDOH Project Manager  
New York State Department of Health  
547 River Street  
Troy, NY 12180  
518-402-7880

**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**

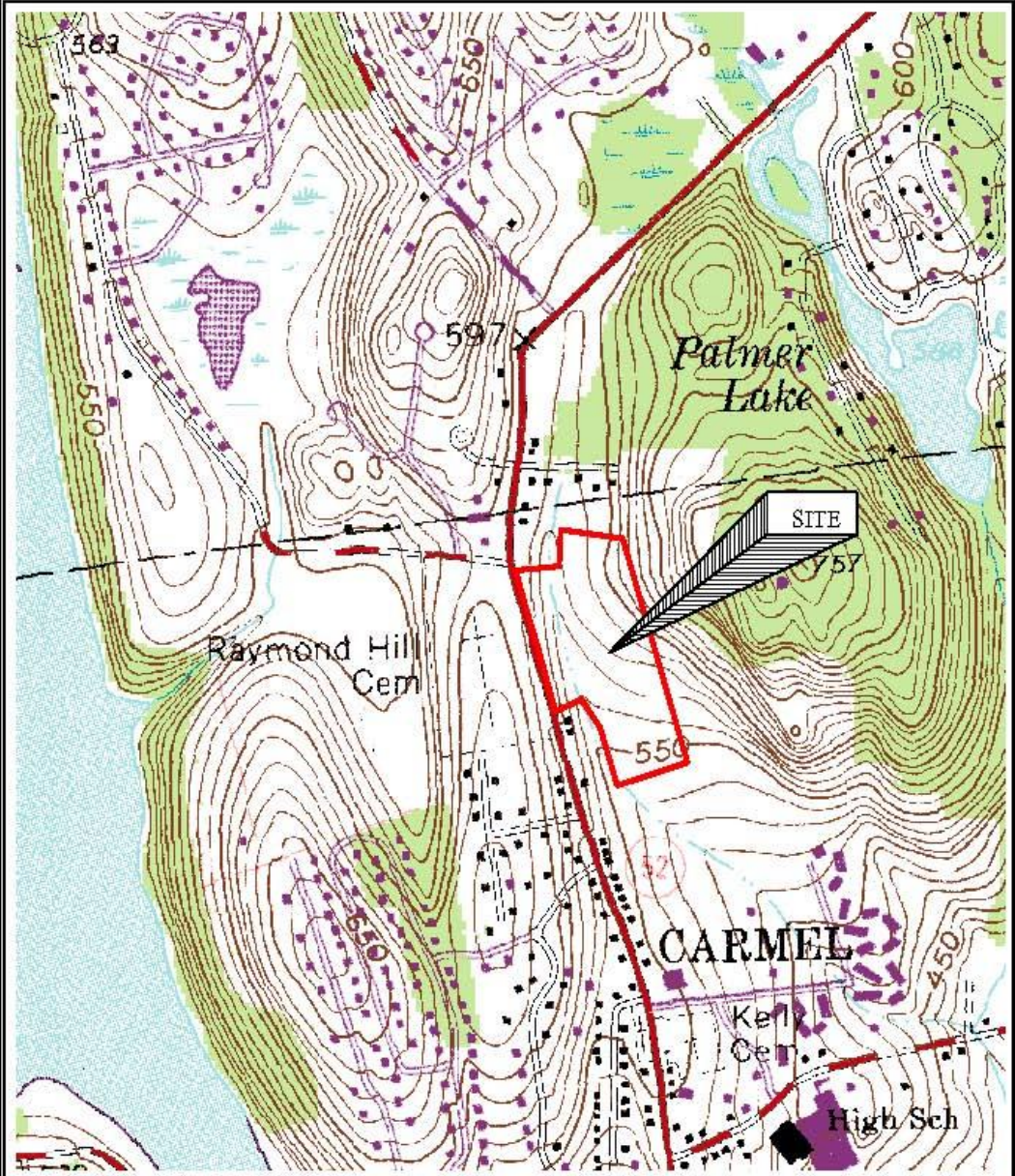
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: [www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html) . It's *quick*, it's *free*, and it will help keep you *better informed*.



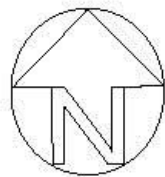
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



USGS Topographic Map  
 Lake Carmel, New York Quadrangle  
 Contour Interval: 10 feet



**SITE LOCUS MAP**

Carmel Shop Rite Center  
 180 Gleneida Avenue  
 Carmel, New York

SCALE: AS SHOWN

June 5, 2006

VERTEX Proj. No. 4148

**VERTEX**

ENVIRONMENTAL SERVICES  
 FIGURE NO. 1