

**NEW YORK STATE  
DEPARTMENT OF**



**ENVIRONMENTAL  
CONSERVATION**

This Fact Sheet contains information about the remedial action at the Pelham Plaza site located in the Village of Pelham Manor, N.Y. If you have any questions on the Voluntary Cleanup Agreement or the Remedial Action, please contact:

**Mr. Jamie Malcolm, P.E.**  
**Project Manager**  
NYSDEC  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7014  
**(518) 402-9662**

For Citizen Participation questions, contact:

**Mr. Michael Knipping**  
**Citizen Participation  
Specialist**  
NYSDEC

21 South Putt Corners Road  
New Paltz, NY 12561  
**(845) 256-3154**

For site-related health questions, please contact:

**Mr. Carl Obermeyer**  
**Assistant Sanitary Engineer**  
NYSDOH

50 North Street - Suite 2  
Monticello, N.Y. 12701-1957  
**(845) 794-2045**

For site related questions, please contact:

**Mr. Richard Calore**  
**Property Manager**  
Levin Management Corp.  
**908-755-2401**

# FACT SHEET

## Pelham Plaza Shopping Center Site

### VOLUNTARY CLEANUP AGREEMENT

Site No. V00110-3

April 2005

### REMEDIAL WORK IS ABOUT TO BEGIN

Levin Properties, L.P. (The Volunteer) has scheduled a cleanup at the Pelham Plaza site to begin during the week of June 6, 2005. The Site is a 20 acre parcel located at 847 Pelham Parkway, in the Village of Pelham Manor. The remedial work will be performed in the northeastern portion of the site and specifically in front of the Mandee building (see attached map) by their environmental project team, Malcolm Pirnie, Inc. and Severson Environmental Services, Inc. The work will be conducted in accordance with a NYSDEC approved work plan/design and with NYSDEC construction oversight. This remediation, performed under the provisions of the NYSDEC Voluntary Cleanup Program (VCP), will allow the continued use of the site as commercial/retail space.

### BACKGROUND

The Pelham Plaza site is located in an urban portion of the Village of Pelham Manor, Westchester County, New York. The site is bordered on the west by Eastchester Creek, on the east by Boston Post Road, on the south by a Getty oil storage terminal (formerly known as Sinclair Oil), and on the north by Pelham Parkway. The surrounding parcels are currently used for a combination of commercial/retail, light industrial, and residential purposes. The strip mall portions of the site are currently active but the main commercial building (formerly occupied by Kmart) is inactive. The site was historically utilized for the operation of a manufactured gas plant (MGP) from the 1800s until 1951. From 1951 until 1968, a liquid petroleum facility was operated in the western portion of the site. The site was redeveloped in 1966 for its current use as commercial/retail space.

Investigation related activities began at the site in 1997 and continued until 2004. The Phase I Site Investigation Report (SIR) was completed in June 2004 and the Phase II SIR was then completed in January 2005. The majority of the soil borings and test pit work indicated the presence of coal tar, a MGP byproduct, in soil and groundwater across the site. Purifier waste, which is a wood material used to remove unwanted chemicals from manufactured gas, was also observed in the northeastern portion of the site (in front of the Mandee building). Dense non-aqueous phase liquids (DNAPL), also a MGP byproduct, have been detected in site groundwater in the western and southwestern portions of the site. Extraction and off-site disposal of DNAPL has been occurring on a semimonthly basis since 2004.

## REMEDIAL ACTION

The Proposed Action, known as an Interim Remedial Measure (IRM), is aimed at the removal of the purifier waste (from the shallow soil) in front of the Mande building to improve conditions at the site for use as retail space. IRMs can be conducted to address a specific issue or area of concern at a site prior to the completion of the site's proposed Remedial Action Work Plan.

**The Proposed Action:** Highlights of the upcoming remedial action include the following (see attached figure).

- **Excavation of Purifier Waste and Grossly Contaminated Soil**

Purifier waste and soil grossly contaminated with coal tar within the excavation area will be removed to a depth of two (2) to eight (8) feet below grade surface. (See the attached figure for the extent of the excavation area). The excavation area includes the western and eastern portion of the Mande parking lot area and approximately 30 feet south of the store entrance. Contaminated waste generated from this activity will be transported to a permitted off-site disposal facility.

- **Installation of Sub-Slab Ventilation System**

The system will be installed once the excavation has been completed and will serve to interrupt the potential pathway of volatile organic compounds into the Mande building. The system will consist of PVC pipe, a blower, and exhaust riser. The exhaust from the system will be piped to an ambient air discharge point outside of the building (on the roof). The piping will be installed on the exterior of the building and along the entire length of the foundation.

- **Confirmation Testing of the Sub-Slab Ventilation System**

Once the system has been operating satisfactorily, an inspection of the system will be conducted to inspect for leaks in the concrete floor, floor joints, and in the piping. If any leaks are found, they will be sealed. Pressure data will also be collected both inside the building and at the blower to determine the effectiveness of the system. Adjustments to the system will be made during this time and during future inspections. Indoor air sampling will likely be postponed until the heating season (beginning in November 2005) to ensure that the appropriate ambient conditions are present.

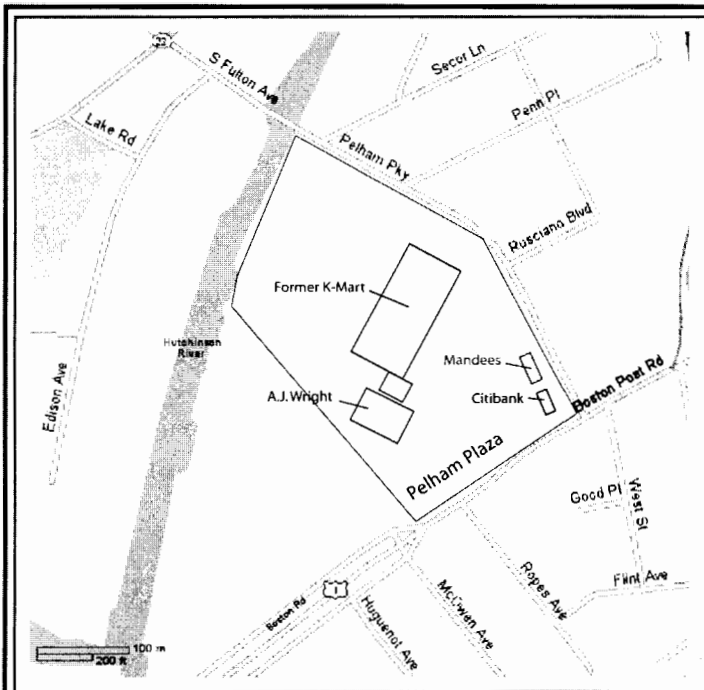
A site specific Community Health and Safety Plan, which includes air monitoring, will be implemented by the contractor to safeguard the community during construction. During the remedial work, some odors similar to driveway sealer and/or rotten eggs may be detectable outside the perimeter of the site. These odors will be monitored to assure they do not result in a health exposure to the community.

## FOR MORE INFORMATION

If you would like more information about this project, you are urged to contact the project personnel listed on the cover of this Fact Sheet. You are also invited to visit the document repositories listed below. Included in the repositories are the Voluntary Agreement and the Work Plan/Design discussed above. The repositories are located at:

Town of Pelham Library  
Colonial Avenue  
Pelham, N.Y. 10803  
(914) 738-1234

NYSDEC Region 3 Office (By appointment only)  
21 South Putt Corners Road  
New Paltz, New York 12561  
(845) 256-3154



SOURCE:  
USGS TOPOGRAPHIC MAP - MOUNT VERNON, N.Y.  
QUADRANGLE - DATED 1995.

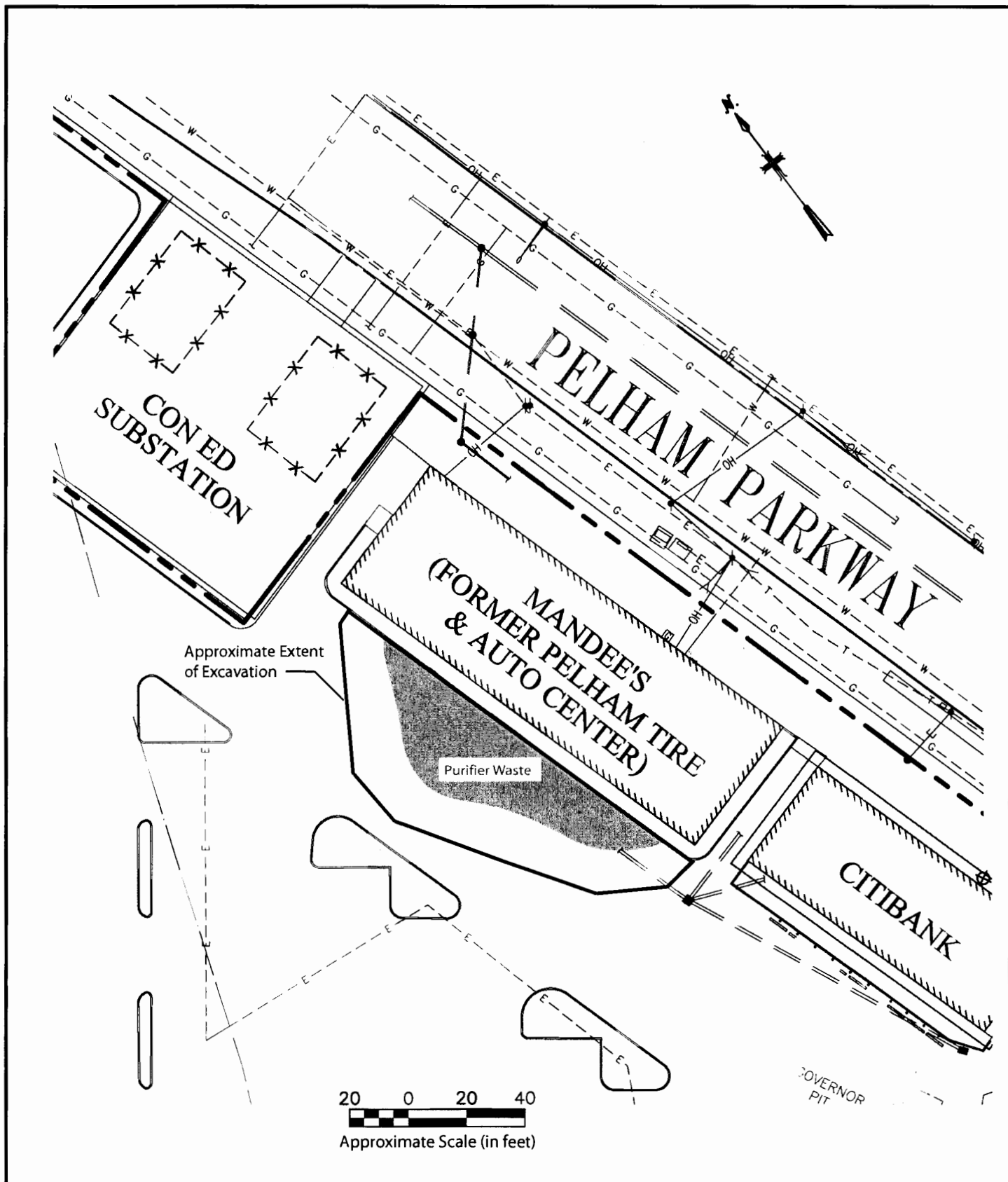
SCALE IN FEET  
0' 1000' 2000' 4000'  
SCALE: 1"=2000'

**MALCOLM  
PIRNIE**

**PELHAM PLAZA SITE**  
Pelham Manor, New York  
**PROJECT SITE LOCATION**

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**FIGURE 1**



**MALCOLM  
PIRNIE**

**PELHAM PLAZA SITE**  
Pelham Manor, New York  
**EXCAVATION AREA**

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**FIGURE 2**