

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

This Fact Sheet contains information about the Remedial Action Work Plan for 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 Work Plan, please contact:

Mr. David Crosby, P.E.
NYSDEC

625 Broadway, 11th Floor
Albany, NY 12233-7014
(518) 402-9662

For Citizen Participation
questions, contact:

Mr. Michael Knipfing
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. Matt Harding
Vice President

Levin Management Corp.
908-226-5265

FACT SHEET

Pelham Plaza Shopping Center Site

VOLUNTARY CLEANUP AGREEMENT

Site No. V00110-3

November 2005

PUBLIC COMMENT PERIOD ANNOUNCED

The New York State Department of Environmental Conservation (NYSDEC) in cooperation with the New York State Department of Health (NYSDOH) is pleased to inform you that Levin Properties, L.P. (The Volunteer) has volunteered to address the contamination present at the Pelham Plaza site. 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.

Release of the Work Plan initiates the process for finalizing the remedy selected for this site. Your comments and input about the proposed remedy are important and encouraged. Comments will be received by the NYSDEC during the following period:

November 16, 2005 through December 16, 2005

Comments should be postmarked by December 16, 2005 and submitted to:

David Crosby, P.E.
NYSDEC

625 Broadway
Albany, New York 12233-7014

SITE BACKGROUND

The Pelham Plaza site is a 20 acre parcel located at 847 Pelham Parkway, in an urban portion of the Village of Pelham Manor, Westchester County, New York (see attached map). 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, 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. 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 majority of the soil borings and test pit work indicated the presence of coal tar in soil and groundwater across the site.

DESCRIPTION OF THE REMEDIAL ACTION

The proposed action is aimed at the removal of petroleum and MGP related contamination from the western portion of the site, to actively recover light NAPL (LNAPL) and DNAPL from the site, and to prevent the migration of NAPL into the Eastchester Creek through the installation of a barrier wall and a groundwater extraction and treatment system. These efforts will create conditions suitable for future commercial/retail use.

The Proposed Action: Highlights of the upcoming remedial action include the following (see attached figure for location of areas discussed below).

- ▶ **Source Removal Activities**

Soil in the western portion of the site that is saturated with coal tar and purifier waste in front of the Mandee building are to be removed and transported to a permitted off-site disposal facility. The actual volume of source soil to be removed may increase or decrease based on field conditions. The areas will then be backfilled with approved soil. The minimum thickness of the soil cap will be 2 feet unless the area is covered by building foundations (concrete) or parking lots (asphalt).

- ▶ **Installation of Barrier Wall**

A in-ground barrier made of watertight steel sheeting will be constructed and driven into the lower permeability soil layer along Eastchester Creek and link with the existing bulkhead installed by Con Edison. The barrier will be accompanied by a groundwater extraction and treatment system in order to achieve hydraulic control at the site and facilitate LNAPL removal.

- ▶ **Groundwater Extraction and Treatment System**

The wells used to achieve hydraulic control will be equipped with submersible electric pumps and discharge piping to convey extracted groundwater to the treatment system. The treatment system will consist of granular activated carbon and filtration units. Once treated, the groundwater will be released to the stormwater system under a NYSDEC SPDES permit.

- ▶ **NAPL Recovery System**

DNAPL will be recovered from the eastern portion of the property in the area of recovery wells number 10 and 11 (RW-10 & RW-11) through the use of pneumatic pumps. LNAPL will also be recovered in the western portion of the site along the length of the barrier wall using a dual-phase pump. A storage tank with secondary tank will be located adjacent to the recovery wells and the recovered NAPL will be removed on a periodic basis and transported to a permitted off-site disposal facility.

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

A sub-slab ventilation system will be installed in the former Kmart building before it is renovated and in the Mandee building as part of the purifier waste removal effort. The systems will serve to interrupt the potential pathway of volatile organic compounds and 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 buildings (on the roof). 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.

The proposed Remedial Action Work Plan also includes the following measures:

- ▶ development of a long term Operation, Maintenance and Monitoring Plan to make sure the barrier wall, the groundwater extraction and treatment system, and DNAPL recovery system are effective.
- ▶ development of a Site Management Plan to protect future site workers and residents from any possible future exposures to untreated subsurface soil remaining on site.
- ▶ following remediation, institutional controls in the form of an environmental easement will be implemented to require compliance with the approved site management plan and to prevent the use of groundwater beneath the site as a source of potable or process water.
- ▶ annual certification by the property owner that the institutional controls and engineering controls are still in place, have not been altered, and are still effective.

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 Cleanup Agreement and the previous site investigation reports are also available for review. The repositories are located at:

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

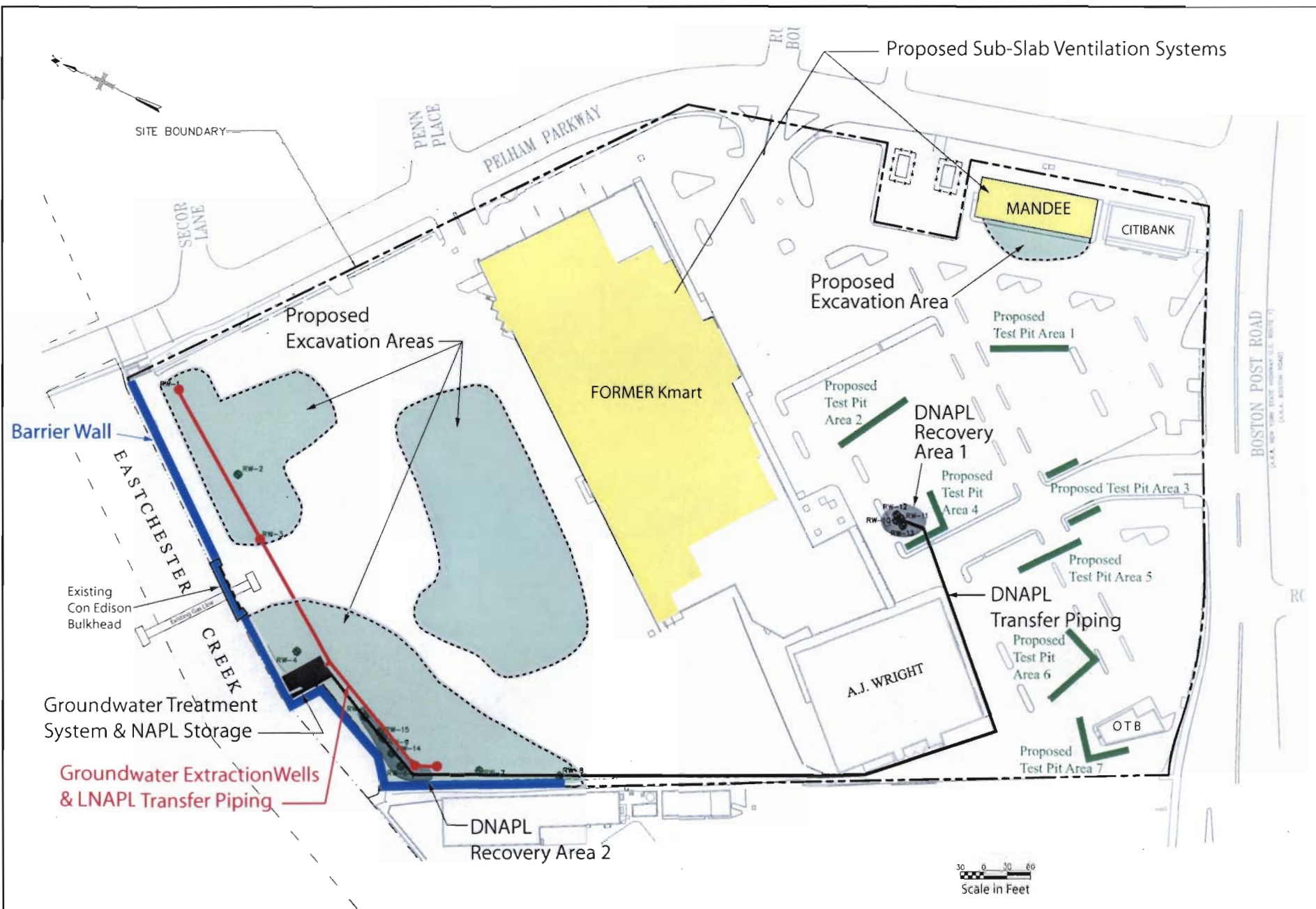
Hours of Operation:
M & Th: 1 PM - 9 PM
T, W, & F: 10 AM - 5 PM
Sat: 10 AM - 1 PM

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

Hours of Operation: M-F, 9 AM - 4:30 PM

ABOUT THE VOLUNTARY CLEANUP PROGRAM

New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The VCP was developed to enhance private sector cleanups and to reduce the development pressures on "greenfield" sites. Under the Program, a volunteer agrees to investigate and remediate a site to a level which is protective of public health and the environment for the present or intended use of the property. Investigation and remediation is carried out under the oversight of NYSDEC and NYSDOH. When the volunteer completes the work, the State provides a release from certain State liability for site contaminants. For more information regarding New York State's Voluntary Cleanup Program, please visit the Department's web site at: <http://www.dec.state.ny.us/der/vcp/vcpfs.html>.



**MALCOLM
PIRNIE**

PELHAM PLAZA SITE
PELHAM MANOR, NEW YORK
PROPOSED REMEDIAL ACTION

NYSDEC FACT SHEET
Site No. V00110-3

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MALCOLM PIRNIE, INC.
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