

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

This Fact Sheet contains information about the Remedial Action 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. Lech Dolata
Project Manager
NYSDEC**

625 Broadway, 11th 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.
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(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

DECEMBER 2007

REMEDIAL WORK TO BEGIN

Consolidated Edison, Levin properties L.P. and their contractor, Conti Services, LLC, are preparing to begin the cleanup of the Pelham Plaza former Manufactured Gas Plant (MGP) site in the first week of January 2008. The remedial work will be performed in accordance with a NYSDEC approved design and with NYSDEC oversight. This cleanup will be performed under the provisions of the NYSDEC Voluntary Cleanup Program (VCP) for redevelopment into restricted commercial/industrial uses.

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 area adjacent to the site is currently used for a combination of commercial/retail, light industrial, and residential purposes. The site was a manufactured gas plant (MGP) from the 1800s until 1951, and was redeveloped in 1966 for its current use as commercial/retail space. Investigation activities began at the site in 1997 and continued until 2004. The results of these investigations indicated the presence of coal tar in soil and groundwater across the site. Based on these results, the volunteer prepared a Remedial Action Work Plan (RAWP) which was approved by the NYSDEC in December 2005, and amended in January 2007.

REMEDIAL ACTION

The main elements of the remedial action include the following (see figures):

1. Excavation of soil impacted by MGP waste near the Mandee store and off site disposal.
2. Excavation of impacted soil and purifier waste from the eastern portion of the Pelham Plaza site to a 14 foot depth, segregation, and off-site disposal of grossly contaminated material containing coal tar.
3. Containment of the western portion of the site by installation of a permanent low permeability containment barrier around the impacted area. This barrier/containment wall will include:
 - steel sheeting bulkhead along Eastchester Creek
 - jet grout wall at gas main crossing locations
 - steel sheeting at gas main bridge

- self-hardening cement-bentonite slurry wall
 - self-hardening cement-bentonite slurry wall with soldier piles
4. Excavation of impacted soils from the containment area to a 10 foot depth, segregation, and off-site disposal of grossly contaminated material containing coal tar.
 5. Excavation of remnant manufactured gas plant structures and their disposal at a permitted facility.
 6. Installation of active sub slab vapor control systems at the Mande's and K-Mart buildings.
 7. Installation of a groundwater collection and treatment system within the western portion of the site.
 8. Installation the Dense Non-Aqueous Phase Liquid (DNPAL) collection system.
 9. Site restoration including installation of a 2 foot thick clean soil cover and installation of future utility corridors with clean soil.

An environmental easement will also be placed on the site, and a Site management Plan will be developed to ensure long term operation, maintenance and monitoring.

All work will be performed in accordance with a work plan that will developed by the contractor and approved by the New York State Department of Environmental Conservation (DEC). The site specific health and safety plan reviewed by the New York State Department of Health (DOH) and NYSDEC will be implemented at the site. Health and Safety measures also include air monitoring along the perimeter of the site which will continue through the duration of the remedial action to ensure public safety.

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, previous site investigation reports and the modified Remedial Action Work Plan. 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 agreed 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.ny.gov/chemical/8442.html>