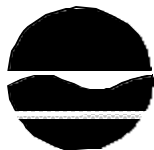


**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Dear Interested Citizen:

This Fact Sheet is to inform you about the clean up plans for the former Commercial Decal Site located in Mount Vernon, N.Y. If you have any questions or would like more information, please do not hesitate to contact:

Mr. John Swartwout, P.E.
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7014
(518)402-9564

For Citizen Participation questions, contact:

Mr. Michael Knipfing
Citizen Participation Spec.
NYSDEC
21 S. Putt Corners Rd.
New Paltz, NY 12561
(845)256-3154

For site related health questions, please contact the New York State Department of Health (NYSDOH) representative:

Ms. Bridget Callaghan
NYSDOH
547 River St.
Troy, NY 12180
1(800)458-1158,
ext 27880

FACT SHEET

Commercial Decal Site

Voluntary Clean-up Project

Site No. V00158-3

January 2003

INTRODUCTION

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 Mount Vernon Industrial Development Agency has entered into a Voluntary Clean-up agreement with the Department to clean up contaminated areas found on the former Commercial Decal property in the City of Mount Vernon. The site is located at 650 South Columbus Avenue, Mount Vernon, N.Y. See the attached location map. Remediation is expected to be completed by the Spring of 2003. This will allow the property to be redeveloped.

PUBLIC COMMENT PERIOD ANNOUNCED

NYSDEC has announced the availability of the Remedial Action Work Plan for the Commercial Decal Site and a public comment period on the proposed work. The work entails removal of underground tanks, removal of lead-contaminated soil from the yard, and sampling of the interior of the building prior to its reuse. See the "Description of the Remedial Action" section of this fact sheet for further details.

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

January 8, 2003 through February 7, 2003

Comments should be postmarked by February 7, 2003 and submitted to:

Mr. John Swartwout, P.E.
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7014
(518)402-9564

BACKGROUND

The site is a vacant industrial property which formerly housed a decal manufacturer. Powdered metallic pigments were used extensively. Following shutdown of the manufacturing operation in 1983, the US Environmental Protection Agency removed abandoned pigments and other chemicals (plus asbestos insulation which had been scattered by vandals) and vacuumed the floors and ducts. The City of Mount Vernon took title to the property.

DESCRIPTION OF THE REMEDIAL ACTION

This Remedial Action Work Plan is being undertaken specifically for the purpose of addressing the contamination identified on the site under a Voluntary Agreement with the NYSDEC. As part of the agreement the following tasks will be completed:

- " Groundwater Investigation: This element of the work plan has already been completed. Three groundwater monitoring wells were installed as shown on Figure 1. Sampling revealed no contamination associated with the lead or other chemicals found in the building. Minor contamination by MTBE, a gasoline additive, was found in one well.
- " Area 1- Rear Yard (refer to Figure 1): Lead-contaminated soil will be excavated from a 20 feet by 286 feet area down to bedrock (which is at a depth of approximately 3.5 feet). This area will be backfilled with clean material.
- " Area 2- Southwest Yard, Item 1: Stained soil will be removed to a depth of 18 inches from behind the masonry retaining wall for a distance of 5 feet to the west of the wall. This area will be backfilled with clean material.

- " Underground Oil Tanks: Two underground oil tanks are to be removed. One is a 10,000 gallon tank and the second is a 3,000 gallon tank. Tank removal and disposal will follow established policy for tank closures. Soil excavated for the tank removal will be tested and then disposed of properly.
- " Area 2- Southwest Yard, Item 2: The level area between the wall and the chain link fence will be blacktopped with 6 inches of asphalt paving after the tank removals are completed.
- " Building Interior Sampling: Following redevelopment related demolition, power washing/cleaning of the interior walls, ceiling, and floor, ten to twelve wipe samples will be collected from interior walls, ceiling, and floor in areas of former industrial activity. Wipe samples will be analyzed for lead and selected areas for PCBs. Four interior air samples will be collected and analyzed.

Additional details of the proposed remedial activities can be found in Exhibit "B" of the 1997 Voluntary Cleanup Agreement ("The Department Approved Work Plan") and the December 2002 Amendment to the Work Plan.

FOR MORE INFORMATION

Public understanding and involvement are crucial to the success of New York's Voluntary Cleanup Program. The NYSDEC has all site documents available for your review, by appointment only, at our New Paltz Office, 21 South Putt Corners Road, New Paltz, N.Y., (845)256-3154; or, at the Mount Vernon Public Library (Reference Department), 28 South First Avenue, Mount Vernon, N.Y. The Library can be contacted at (914)668-1840. If you have any questions, concerns or comments regarding **environmental aspects** of the site, please contact Mr. John Swartwout, P.E., Project Manager, at (518)402-9564. For site related **health concerns** feel free to contact the New York State Department of Health's Ms. Bridget Callaghan at 1(800)458-1158, ext. 27880.

ABOUT THE VOLUNTARY CLEANUP PROGRAM

The Voluntary Cleanup Program was developed to enhance private sector cleanup of properties by enabling businesses to remediate sites using private rather than public funds, 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. When the volunteer completes the work, the State provides a release from State liability for the work done, returning the site to productive use. 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>.