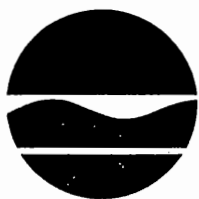


**NEW YORK STATE  
DEPARTMENT OF**



**ENVIRONMENTAL  
CONSERVATION**

\* \* \*

**Further Information**

Dear Interested Citizen,

This Fact Sheet is to inform you about activities at the Peekskill (Blue Mountain) Plaza Site. The ongoing Investigation is described in this Fact Sheet.

If you have any questions or would like further information, please do not hesitate to contact:

Gianna Aiezza  
Project Manager  
NYSDEC - Region 3  
21 S. Putt Corners Rd.  
New Paltz, NY 12561  
(845) 256-3153

For health related questions, please contact:

Stephanie Selmer  
Research Scientist  
NYSDOH - BEEI  
Flanigan Square  
547 River Street  
Troy, NY 12180  
(800) 458-1158  
ext. 27880

# FACT SHEET

Peekskill (Blue Mountain) Plaza  
20 Welcher Avenue  
Peekskill, New York  
NYSDEC Site V00160-3

July 2002

## Investigation Continues at Peekskill (Blue Mountain) Plaza Site

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An investigation of the Peekskill (Blue Mountain) Plaza Site, with oversight by the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH), is continuing at 20 Welcher Avenue, Peekskill, New York (see Figure 1, Site Location). Soil and groundwater at this location were reportedly contaminated by historically poor handling, storage and disposal of dry cleaning waste. A dry cleaning facility has occupied a storefront at the shopping plaza since the early 1960's. The work will be carried out by the owner of the property, Kurtsam Realty Corporation, who has volunteered to investigate contamination at the site.

**The Supplemental Investigation:** The study conducted at the Peekskill Plaza Site is a supplemental investigation, resulting from findings during a Preliminary Site Assessment (PSA). Kurtsam Realty Corporation performed the PSA and has agreed to perform this supplemental investigation (with NYSDEC and NYSDOH oversight and final approval) to further identify the nature and extent of groundwater contamination. A Work Plan for the Supplemental Investigation has recently been approved by the NYSDEC and NYSDOH.

*See Page 2 of this fact sheet for a summary of the major elements of the Investigation. The complete Supplemental Investigation Work Plan and other documents concerning this site are available for review at the repositories listed on Page 3. Additional documents will be added to the Repositories as they become available.*

## BACKGROUND

The Peekskill Plaza Site is 6.2 acre shopping plaza located at the corner of Welcher Avenue and South Street in the City of Peekskill, Westchester County (see Figure 1). A Site Plan is attached as Figure 2. The Site is bordered to the west by South Street, which parallels the New York Central Railroad rail line. To the North and East of the Site is the Mearl Corporation, and to the south is Welcher Avenue. Across Welcher Ave are a gas station and residential homes. The Hudson River and the Indian point Nuclear Power Station are located 0.5 miles west of the Site.

A Voluntary Cleanup Agreement (VCA) was signed by Kurtsam Realty Corporation in February 1998. The Agreement was for the investigation of the Peekskill Plaza Site.

A PSA was conducted by Kurtsam Realty Corporation in 1998. A PSA Report summarizing the results of the PSA was submitted to the NYSDEC in 1999. The PSA revealed elevated levels of Volatile Organic Compounds (VOCs) in the groundwater, including tetrachloroethene (PCE), a dry cleaning solvent. Recommendations from the PSA Report included the installation of additional monitoring wells to determine the extent of the groundwater contamination. The shopping plaza and surrounding community are on municipal water.

## THE SUPPLEMENTAL INVESTIGATION

Activities conducted during an investigation often include sampling and laboratory analyses. These activities are performed to define the nature and extent of any hazardous waste contamination and define ways in which contamination could migrate from the site. Contamination is measured in soil, groundwater, surface water, and other media as appropriate.

*Highlights of the Investigation:* The Supplemental Investigation was designed to further assess groundwater conditions and delineate the extent of the groundwater contamination. Additional soil samples will be collected to determine the source area of the contamination. The Supplemental Investigation Work Plan was approved in June 2002. The field work will include the following elements:

**Soil Gas Sampling:** A soil gas survey will be completed to determine possible source areas in the soil. The soil gas survey will be performed under the dry cleaner building and surrounding paved areas. The soil gas survey will indicate elevated levels of VOCs to aid in the selection of soil sampling locations.

**Soil Sampling:** Soil samples will be collected based on the results of the soil gas survey to identify and define the soil source area, if one exists.

**Groundwater Sampling:** Additional monitoring wells will be installed. Water samples will be collected from these new monitoring wells in order to determine the extent of the groundwater contamination. Off-site wells will be installed to determine if the contaminated groundwater has migrated off site.

The Supplemental Investigation Work Plan provides additional details about the fieldwork to be completed. A copy of the Work Plan is available for review at the repositories listed below. The data collected during the fieldwork will be compiled into a Supplemental Investigation Report. Based on the findings of the Investigation, remedial alternatives will be selected and evaluated to address the contamination, if necessary. Upon approval, the Report will be placed in the document repositories where it will be available for public review.

## WHAT HAPPENS FOLLOWING THE INVESTIGATION

The Supplemental Investigation Report will be submitted to the NYSDEC and NYSDOH following the Supplemental Investigation. Upon receipt of the Report, the NYSDEC and NYSDOH will consider remediation methods that may be feasible for the site. If remediation is required, a Remedial Action Work Plan will be prepared to present to the public.

## CITIZEN INFORMATION AND PARTICIPATION

In addition to this Fact Sheet, as the process evolves, a Fact Sheet will be sent to the Public discussing the Supplemental Investigation Report and the Remedial Action Work Plan, if one is necessary. If a Remedial Action Work Plan is developed, a 30-day public comment period will be announced during which time the public can review the Plan in the document repositories, and submit comments to the NYSDEC. After all the comments received during the comment period have been considered, the final Remedial Action Work Plan will be placed in the Document Repositories listed below.

Reference Desk  
Peekskill Public Library  
4 Nelson Ave  
Peekskill, NY 10566  
(914) 737-0010  
Mon, Tues, Thurs: 9:00 AM - 9:00 PM  
Fri: 9:00 AM - 5:00 PM, Sat: 10 AM - 5 PM  
Sun: 1:00 PM - 4:00 PM

City Clerk  
City of Peekskill  
840 Main Street  
Peekskill, NY 10566  
(914) 737-3400  
Mon - Fri 9:00 AM - 5:00 PM

NYSDEC, Region 3 Office  
21 South Putt Corners Road  
New Paltz, NY 12561  
(845) 256-3154  
Mon - Fri 8:30 AM - 4:45 PM

As additional documents are generated during the remedial process, they will be placed in the site's document repositories. Documents currently available include the 1998 Voluntary Agreement, the October 1997 PSA Work Plan, the October 1997 Quality Assurance Project Plan, the August 1998 Preliminary Assessment/Site Investigation Work plan Addendum, the May 1999 PSA Report, the June 2002 Supplemental Investigation Work Plan, the June 2002 Site Specific Health and Safety Plan and the July 2002 Citizen Participation Plan.

You are encouraged to contact representatives of the NYSDEC or the NYSDOH at any time with questions, comments or concerns. If you know of anyone who would like to be put on the mailing list for this site, please have them contact one of the NYSDEC representatives listed below.

### Environmental Concerns:

Gianna Aiezza  
Project Manager  
NYSDEC - Region 3  
21 S. Putt Corners Rd.  
New Paltz, NY 12561  
(845) 256-3153

### Health-Related Concerns:

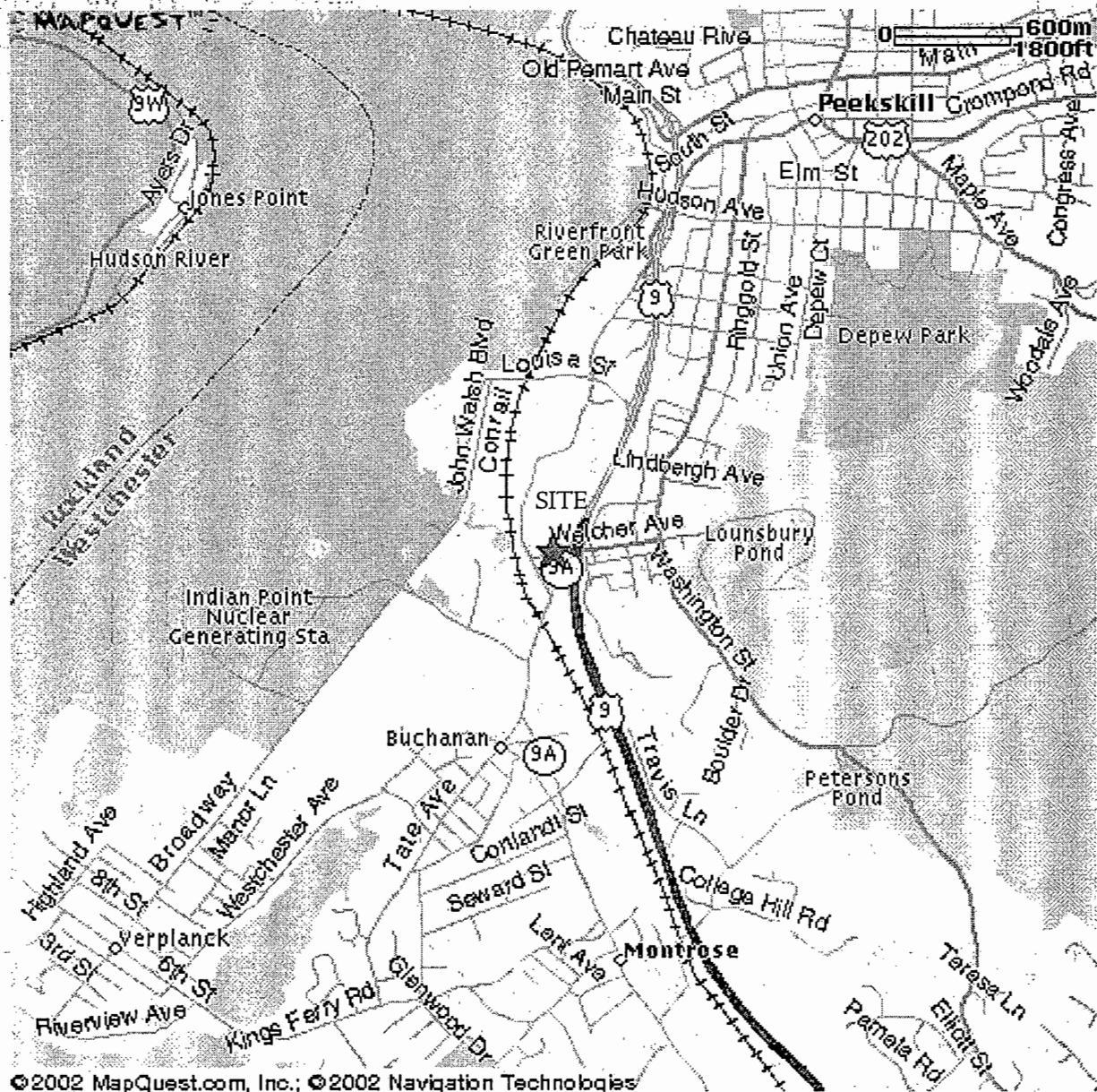
Stephanie Selmer  
Research Scientist  
NYSDOH - BEEI  
547 River Street  
Troy, NY 12180  
(800) 458-1158  
ext. 27880

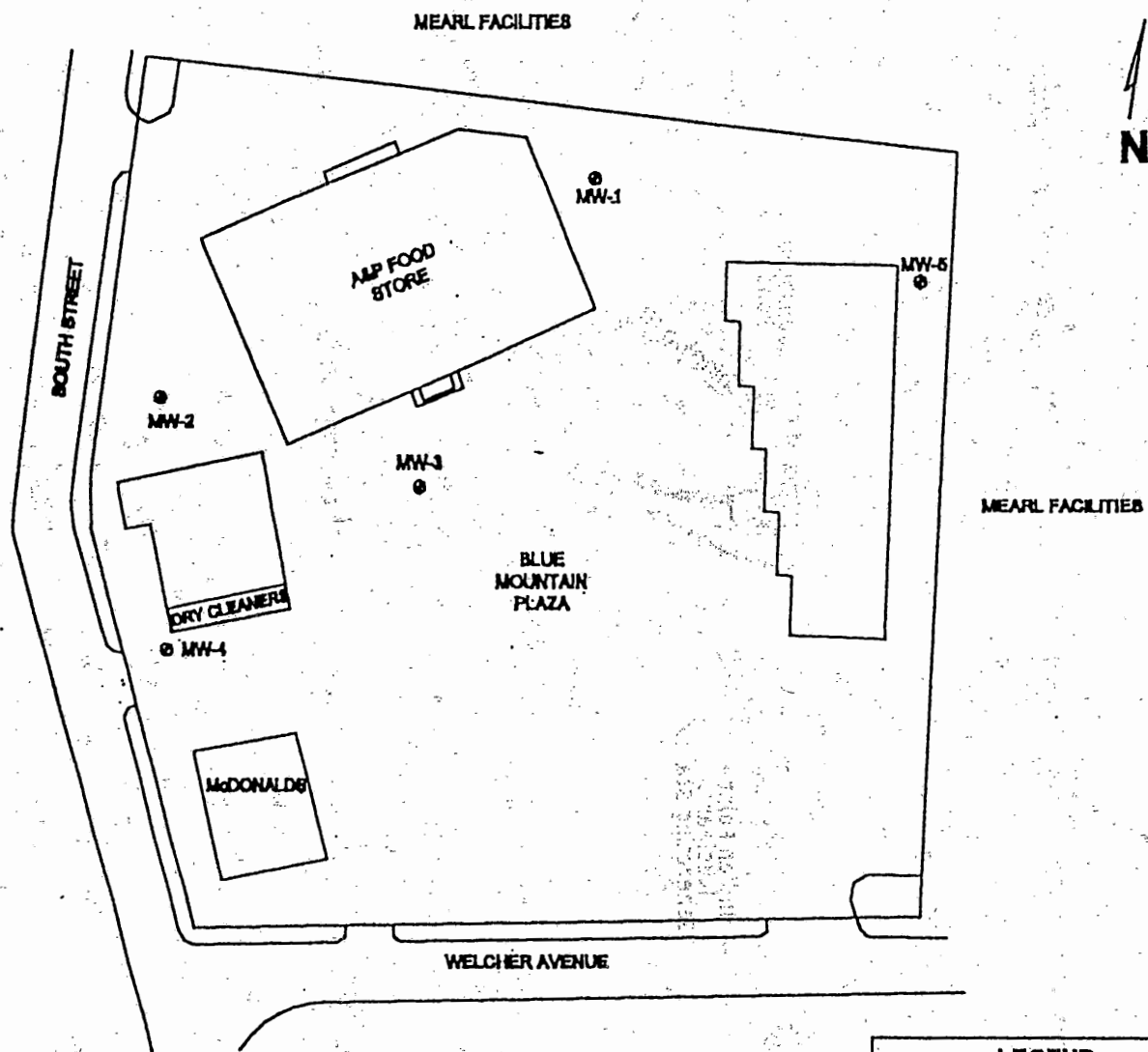
### Citizen Participation:

Michael J. Knipfing  
Citizen Participation  
Specialist  
NYSDEC - Region 3  
21 S. Putt Corners Rd.  
New Paltz, NY 12561  
(845) 256-3154

You can also contact NYSDEC project personnel by calling the Toll Free Information number and leaving a message with your name, number and whom you need to contact. The toll free number is 1-800-342-9296.

Figure 1  
Site Location Map





**LEGEND**  
 ● EXISTING MONITORING WELL LOCATION

**FIGURE 2  
 SITE PLAN**

| Rev. | Revising/Project | Date |
|------|------------------|------|
|      |                  |      |

For Name and Address  
**BELL ENVIRONMENTAL**  
 295 C ROUTE 46  
 BUDO LAKE, NJ 07828

Project Name and Address  
**PERICKILL PLAZA**  
 20 WELCHER AVENUE  
 PERICKILL, NEW YORK

Project 93042-01  
 Date MAY 1999  
 Scale 1" = 116'