

New York State Department of Environmental Conservation
Division of Environmental Remediation



FACT SHEET

January 2008

Blue Mountain Shopping Center

Site No. V00160-3

20 Welcher Avenue, Peekskill, NY

Interim Remedial Measure (IRM) Addresses Soil Vapor Contamination

An Interim Remedial Measure (IRM) was implemented at the Blue Mountain Shopping Center to address environmental concerns. The IRM was completed under New York's Voluntary Cleanup Program (VCP). See the attached map (Figure 1) for the location of the site.

Site Background

The Blue Mountain Shopping Center is a 5.4 acre plaza located at 20 Welcher Avenue in the City of Peekskill. Past environmental investigations have detected elevated levels of volatile organic compounds (VOCs) in the site's groundwater, which are believed to be associated with the previous operations of a dry cleaner in the plaza. Under a 2004 legal agreement with NYSDEC, subsequent investigation has taken place to further delineate the nature and extent of the contamination.

Sampling conducted during the supplemental remedial investigation indicates elevated levels of volatile organic compounds in soil vapor beneath portions of the plaza. Although levels of contaminants are relatively low, an Interim Remedial Measure (IRM) was considered appropriate for this site. Remedial action was taken as a precautionary step to eliminate the potential for human exposures to contaminated vapors that could migrate into indoor air.

Highlights of the Site Remedial Activities

IRMs can be conducted to address a specific issue or area of concern at a site, prior to completion of the site's final remedial program. This IRM aims to prevent contaminated soil vapor from migrating into tenant spaces in the Blue Mountain Plaza. The IRM consisted of the installation of a sub-slab depressurization system (SSDS), which is designed to vent potentially harmful vapors from beneath the plaza's foundation slab into the outside air. Design and system specifications for the IRM can be found in the site's approved Interim Remedial Measure (IRM) Work Plan dated February 2007. The SSDS was installed in November, 2007.

Next Steps

Air samples will be collected early next year to confirm that the SSDS is operating properly. This will be followed by at least two years of air monitoring. These samples are designed to evaluate the SSDS's performance and ensure that it continues to function as needed. Analysis of this data will be addressed in monitoring reports.

The NYSDEC will continue to work with the Volunteer in the development of a remedial program to address residual contamination that remains in the site's groundwater. A Site Management Plan will be developed for all future site related activities including SSDS inspection procedures, groundwater monitoring, and reporting requirements.

Copies of all site related documents, including the IRM work plan, are available at the document repositories listed below:

Document Repositories

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

Peekskill Public Library
4 Nelson Avenue
Peekskill, NY 10566
(914) 737-0010
Hours: Mon, Tu, Thu - 9 AM - 9 PM
Fri - 9 AM - 5 PM, Sat - 10 AM - 5 PM
Sun - 1 PM - 4 PM

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

FOR MORE INFORMATION

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

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Health Related Questions

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About the Voluntary Cleanup Program

The Voluntary Cleanup Program (VCP) was developed to enhance private sector cleanup of properties by enabling volunteers to remediate sites using private rather than public funds, and to reduce the development pressure on "greenfields" sites. Under the VCP, the volunteer agreed to investigate and remediate a site to a level that is protective of human health and the environment for the present or intended use of the property. Investigation and Remediation is carried out under the oversight of the NYSDEC and NYSDOH. When the volunteer satisfactorily completes the work, the State provides a release from State liability for the work done, thus providing an incentive to return the site to productive use. Projects of this type now fall within the purview of the New York State Brownfield Cleanup Program (BCP). For more information about the VCP, please visit the NYSDEC website at <http://www.dec.state.ny.us/website/der/vcp/>

Figure 1

