

**FACT SHEET****Voluntary Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: Blue Mountain Plaza Shopping Center
DEC Site #: V00160
Address: 20 Welcher Avenue
Peekskill, NY 10566

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Voluntary Cleanup Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is reviewing one or more cleanup documents for the Blue Mountain Plaza Shopping Center site ("site") located at 20 Welcher Avenue, Peekskill, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from October 31, 2012 through November 30, 2012. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Action Work Plan and Proposed Decision Document

The plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) explain why the proposed remedy will protect public health and the environment; and
- 3) provide a detailed description of the proposed remedy.

The remedy proposed for the site includes:

- Continued operation of the site's vapor mitigation systems;
- Imposition of Institutional and Engineering Controls to ensure the site is protective of human health and the environment; and
- Long-term compliance with a Site Management Plan, which is a document that governs the procedures for the future maintenance and monitoring of the remedy.

Additional Details

An Interim Remedial Measure was previously implemented to address soil vapor intrusion

concerns. Two sub-slab depressurization systems (SSDS) were installed in the dry cleaning building to address the issue. The SSDSs extract contaminated vapors from beneath the foundation of the structure and vent the contamination to the outside air by means of a fan. Post-installation indoor air sampling and pressure testing confirmed that the systems are operating effectively to mitigate potential exposures to soil vapor.

The proposed remedy was developed by Kurtsam Realty Corporation ("volunteer") after performing a detailed investigation of the site under New York's Voluntary Cleanup Program (VCP). The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Action Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The volunteer may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located in the Blue Mountain Shopping Plaza at 20 Welcher Avenue in the City of Peekskill, Westchester County.

Site Features: The site is completely paved and encompasses an area of 5.4 acres. There are four one-story buildings on the site. The site is bounded by South Street to the west, Welcher Avenue to the south and private property to the north and east. The site and surrounding area are on public water.

Current Zoning/Use(s): The site is currently zoned commercial and is being used as a shopping center. A fast food restaurant and a grocery store operate on the site. Adjacent to the former dry cleaner is a pizzeria and a karate studio. The area surrounding the site is primarily commercial with some light industrial and residential properties.

Historic Use(s): Numerous businesses have operated at the site including a supermarket, a beauty salon, a bank, various restaurants and a dry cleaner. The contamination at the site is attributed to the former operations of a dry cleaner located in the shopping plaza.

Site Geology/Hydrogeology: Groundwater flows across the site toward the northwest. Site soil consists of sand, and silty sand with a clay layer present at depth of approximately 30 feet. Groundwater is located at approximately 12 feet below grade.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=V00160>

Voluntary Cleanup Program: New York's Voluntary Cleanup Program (VCP) was developed to encourage private sector volunteers to investigate and clean up contaminated properties and return these sites to productive use. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the VCP, visit: <http://www.dec.ny.gov/chemical/8442.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Peekskill Public Library
4 Nelson Avenue
Peekskill, NY 10566
phone: (914) 737-0010

NYSDEC Region 3 Office
Attn: Mike Knipfing
21 South Putt Corners Road
New Paltz, NY 12561
phone: (845) 256-3154
please call for appointment

Who to Contact

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

Project Related Questions

John Miller
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9589
jymiller@gw.dec.state.ny.us

Site-Related Health Questions

Fay Navratil
New York State Department of Health
Empire State Plaza Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7880
BEEI@health.state.ny.us

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DD Figure 1

