

KROLL ASSOCIATES

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July 25, 2000

NYSDEC - Region 3
21 South Putt Corners Road
New Paltz, NY 12561-1696

Westchester County Department of Health
Environmental Health Department
145 Huguenot Street, 7th Floor
New Rochelle, NY 10801

RE: **Dalewood Plaza**
357 North Central Avenue
Hartsdale, Township of Greenburgh, New York
Investigation Results Summary

Gentlemen/Ladies:

Kroll Associates, Inc. ("Kroll") is submitting this information on behalf of its client, Heritage Realty Management, Inc. ("Heritage"), property manager of the above referenced property. As part of its company-wide environmental management program, Heritage requested that Kroll conduct a Preliminary Phase II Assessment due to the presence of a dry cleaner that was a former tenant at the shopping plaza. Kroll completed a preliminary subsurface assessment of the Dalewood Plaza and provides a formal notice of our findings.

Subsurface Soil Sampling – Six soil borings were completed at the Site on March 1, 2000. Five borings (B-1 through B-5) were located in close proximity to the building at the rear of the former dry cleaners. Boring B-6 was intended to identify background parameters at the Site and was located adjacent to the wooded slope away from the building.

Soil samples were collected continuously from each boring from grade to the interface with groundwater. The interface with groundwater occurred at approximately six (6') feet below grade in each of the borings. The samples were field screened through the use of a PID (Photo Ionization Detector). The soil sample from the interval with the highest PID reading from each boring was collected and submitted to the laboratory for analysis according to EPA Method 8260. The analytical results for soil are summarized on Table 1. Results indicate that tetrachloroethylene (522 to 574 ug/kg), trichloroethylene (8 to 12 ug/kg), and cis-1,2-dichloroethylene (10 to 12 ug/kg) are present in three soil samples (B-3, B-4, and B-5) at levels that exceed NYSDEC standards. In addition, tetrachloroethylene is present in two samples (B-1 and B-2) at levels (315 to 1,120 ug/kg) that exceed the NYSDEC standard.

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Groundwater Sampling - Groundwater samples were taken from three (B-1, B-2, and B-5) of the six borings conducted at the Site. These samples were preserved in laboratory supplied containers and submitted to the laboratory for analysis according to EPA Method 8260. The analytical results for groundwater are summarized on Table 2. Results indicate that tetrachloroethylene (3,180 to 6,630 ug/l), trichloroethylene (488 to 1,370 ug/l), vinyl chloride (67.8 to 215 ug/l), trans-1,2-dichloroethylene (23.4 to 37.5 ug/l), cis-1,2-dichloroethylene (1,270 to 2,900 ug/l), and benzene (1.1 to 6.4 ug/l) are present in all three groundwater samples at levels that exceed the NYSDEC groundwater/drinking water standards. In addition, chloroform (16.6 ug/l) and 1,1-dichloroethylene (13.6 ug/l) exceed the NYSDEC groundwater standards in boring B-5.

SUMMARY AND CONCLUSIONS

The drinking water standard for tetrachloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, 1,1-dichloroethylene, and trichloroethylene is 5 ug/l. Pursuant to NYSDEC TAGM HWR-94-4046 (January 24, 1994), the allowable soil concentration for tetrachloroethylene is 14 ug/kg. Based on the preliminary assessment, soil and groundwater concentrations exceed the NYSDEC Standards.

As a result of the soil and groundwater exceedence, Kroll has been authorized by Heritage to report the findings of this Preliminary Assessment to NYSDEC and Westchester County Department of Health. At this time we are assisting Heritage to determine how to proceed on this matter.

If you should have any questions, please call me at (978) 443-1833.

Sincerely,

Neal M. Drawas
Managing Director

Attachments (Tables, Figure)

Table 1 - Summary of Compounds Detected in Soil
 Dalewood Plaza
 Hartsdale, New York

Parameter	Sample Location						Detection Limit	NYDEC Allowable Concentrations *	NYDEC Cleanup Objectives**
	B-1 (4')	B-2 (2')	B-3 (4')	B-4 (4')	B-5 (1')	B-6 (5')			
cis-1,2-Dichloroethylene	BDL	BDL	12	10	12	BDL	2	5 ug/kg	500 ug/kg
Tetrachloroethylene	1120	315	526	522	574	BDL	2	14 ug/kg	1400 ug/kg
Trichloroethylene	BDL	BDL	12	8	12	BDL	5	7 ug/kg	700 ug/kg

Notes:

All values are shown in ug/kg (parts per billion).

BDL = Below Detection Limit.

NYDEC Standards per TAGM HWR-94-4046 (January 24, 1994).

**NYDEC Allowable Concentration for soils in direct contact with groundwater.*

***NYDEC Clean Up Objective = Allowable Concentration x 100; drinking water protection for soil not in direct contact with groundwater.*

Table 2 - Summary of Compounds Detected in Groundwater

Dalewood Plaza
Hartsdale, New York

Parameter	Sample Location			Detection Limit	Groundwater Standard
	B-1	B-2	B-5		
Benzene	4	6.4	1.1	0.6	0.7 ug/l
Chloroform	2.4	1.8	16.6	0.8	7 ug/l
1,1-Dichloroethylene	BDL	1.3	13.6	0.6	5 ug/l
cis-1,2-Dichloroethylene	1510	2900	1270	0.5	5 ug/l
trans-1,2-Dichloroethylene	23.4	27.4	37.5	0.8	5 ug/l
Tetrachloroethylene	5650	6630	3180	0.4	5 ug/l
Trichloroethylene	488	818	1370	1	5 ug/l
Vinyl Chloride	67.8	215	135	0.3	2 ug/l

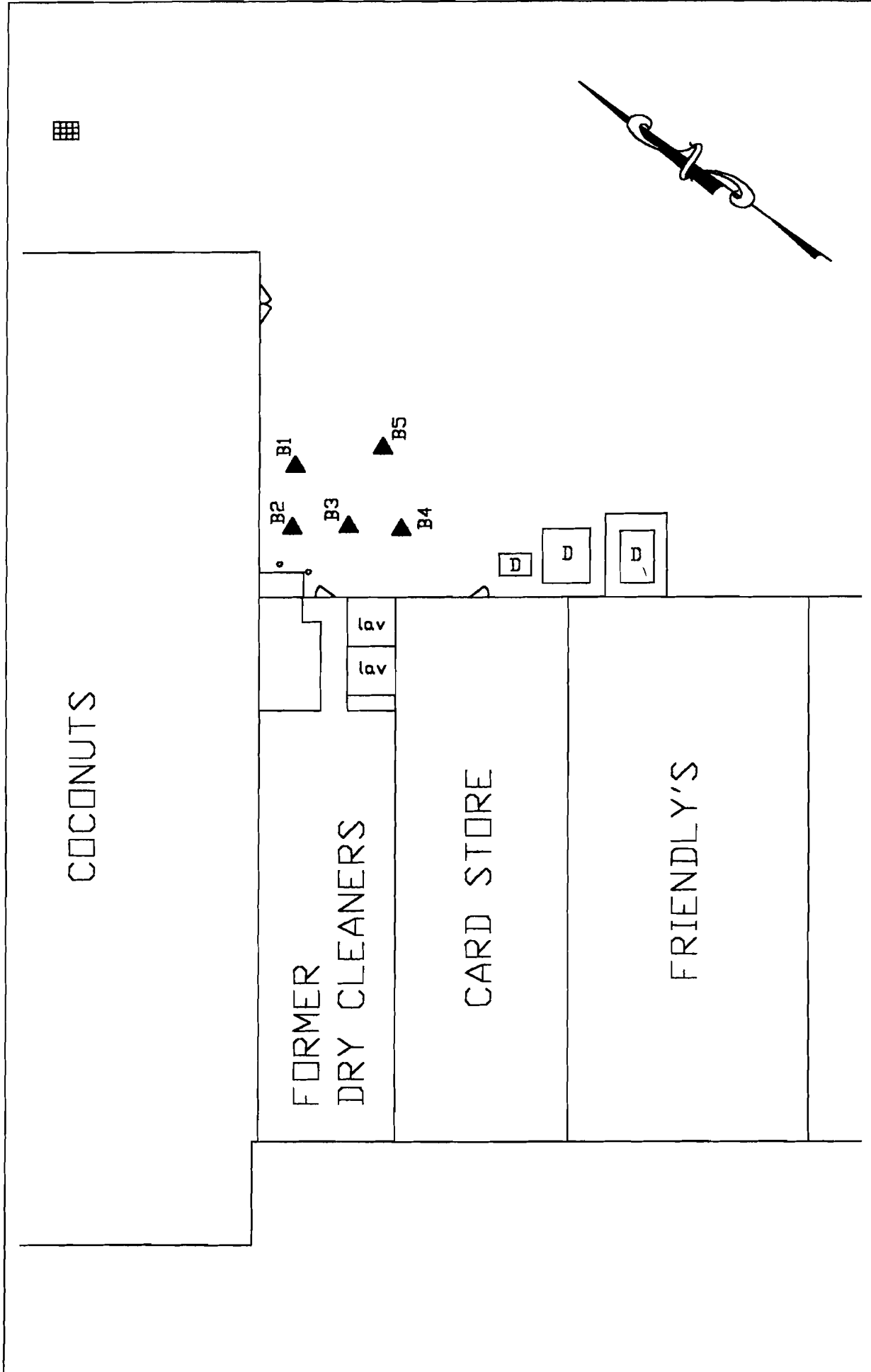
Notes:

All values are shown in ug/l (parts per billion).

BDL = Below Detection Limit.

Shaded fields indicate NYDEC Groundwater Standard exceedences.

NYDEC Groundwater Standard per TAGM HWR-94-4046 (January 24, 1994).




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835 SO. MAIN ST. WATERBURY, CT. (203) 753-2864		2346F-DALEWOOD PLAZA
AARON ENVIRONMENTAL		1 OF 1 SHEETS

FIGURE 1 -- DALEWOOD PLAZA SITE PLAN WITH BORING LOCATIONS