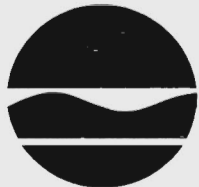


NEW YORK STATE  
DEPARTMENT OF



ENVIRONMENTAL  
CONSERVATION

Dear Interested Citizen:

The Former Dix Ave. Drive-In Theater site is located on Dix Avenue (Route 32). The property was operated as a drive-in theater for approximately 35 years until acquisition by the Town of Kingsbury, in 1987. Soil sampling has confirmed that low level PCB contamination is present in the surface soils throughout the site. A remedial site investigation has been performed during the week of December 17<sup>th</sup>, 2001 for this site. This Fact Sheet is to inform you that the site investigation report has been produced and can be accessed at the document repositories for review.

## FACT SHEET#2

Dix Ave. Drive-In Theater

Site No. B-00151-5

1189 Dix Ave., Hudson Falls, NY

NYSDEC, Region 5

Washington County

September 2002

# Site Investigation Completed for the Former Dix Ave. Drive- In Theater Site

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The New York State Department of Environmental Conservation (NYSDEC or the Department), working cooperatively with the New York State Department of Health (NYSDOH), the Town of Kingsbury (the owner of the property), and an environmental consultant have performed a site investigation to determine if there are any environmental concerns which may have resulted from spraying PCB waste oil on the access roads during the operation of the drive-in theater for dust control. A site investigation report has been written and can be accessed at the document repositories.

Highlights of the site investigation included digging testpits to determine how deep PCB contamination is in the soil and find the natural elevation of the site, sampling the surface soil, subsurface soil, and groundwater. The subsurface soil and water will be analyzed to check for potential impacts from the PCBs in the surface soil.

**Your Opportunity to Review the Site Investigation Report.** Your questions about the Site Investigation Report are welcomed and encouraged. Written questions may be sent to:

Mr. Kevin Sarnowicz

New York State Department of Environmental Conservation  
Division of Environmental Remediation  
Bureau of Central Remedial Action, 12<sup>th</sup> Floor  
625 Broadway, Albany, NY 12233-7016

**Document Repositories:** (To access the complete Site Investigation Report)

**NYSDEC, Region 5**  
Mr. Richard Wagner  
Route 86, PO Box 296  
Ray Brook, NY 12977-0296  
(518) 897-1200

**NYSDEC, Central Office**  
Mr. Kevin Sarnowicz  
625 Broadway  
Albany, NY 12233-7016  
(518) 402-9775

**Crandall Public Library**  
251 Glen Street  
Glens Fall, NY 12801  
(518) 792-6508

**Town of Kingsbury**  
Town Hall  
210 Main Street  
Glens Falls, NY 12839  
(518) 747-2188

**For More Information:** Call or write the following staff for more information about:

**Investigation:**  
Mr. Kevin Sarnowicz  
NYSDEC, Div. Env. Remediation  
625 Broadway, Albany, NY 12233-7016  
(518)402-9775; 1(800)342-9296

**Health-Related Concerns:**  
Mr. John Sheehan  
NYSDOH, 547 River Street,  
Troy, NY 12180  
(518)402-7890; 1(800)458-1158

# SITE BACKGROUND

## Site History

The Former Dix Avenue Drive-In Site is located on Dix Avenue (Route 32), in the Town of Kingsbury, Washington County, New York. The property is not currently being used. The property was operated as a drive-in theater for approximately 35 years until acquisition by the current owner, the Town of Kingsbury, in 1987. Prior to this, the property was farmland. The site was used by the adjacent RV USA business for storage of recreational vehicles (RVs) and business associated items. The site investigations originated from a potential buyer's concern that the property may be contaminated with PCBs contained in oils spread at the site for dust control. The Town entered into an agreement that samples would be taken to determine if PCBs were a concern at this location. The results of the sampling performed during the two sampling events have concluded that low level PCB contamination is present in the surface soils throughout the site.

## Site Investigation

NYSDEC has performed a detailed environmental investigations of the Former Dix Ave. Drive-In Theater site per current New York State and United States Environmental Protection Agency guidelines and requirements.

Highlights of the site investigation included:

- Installation of a monitoring well for groundwater sampling and analysis.
- Surface and subsurface soil sampling and testing to check for impacts from PCBs contained in the waste oil spread at the site.
- Excavation of test pits for visual inspection of the subsurface and determine the original surface elevation.

The investigation concluded with the generation of a

Site Investigation Report for the site. The report summarizes the data collected during the investigation and the 1997 PCB surface soil sampling events.

Upon completion of the investigation and remediation programs, the property may be put back into use.

## Schedule

The next step for this project is to develop a remedial alternatives report (RAR). This report will use the information and data from the site investigation report, the February & June 1997 PCB surface soil sampling event, and the August 1997 PCB surface soil sampling event to develop remedial alternatives for the site. After this report is drafted you will be notified by factsheet of its availability for review at the document repositories.

# SITE LOCATION

1189 DIX AVE, HUDSON FALLS, NY, 12839-1274

