



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Lower South Street Redevelopment Area
DEC Site #: C360145
Address: Lower South Street
Peekskill, NY 10566

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Lower South Street Redevelopment area ("site") located at Lower South Street in 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."

The cleanup activities will be performed and funded by the City of Peekskill (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360145>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **June 7, 2017** through **July 22, 2017**. The draft Remedial Work Plan (RWP) containing the proposed site remedy 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.

The proposed remedy consists of:

- 1) Excavation and off-site disposal of approximately 2,083 cubic yards of contaminated soil.
- 2) Clean fill meeting the regulatory requirements for restricted residential use will be brought in to replace the excavated soil.
- 3) Removal and off-site disposal of approximately 3,300 cubic yards of an existing stockpile of

contaminated soil.

- 4) Installation of a cover system to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives. The cover may consist of paved surface parking areas, sidewalks, or a soil cover.
- 5) Installation of a sub-slab depressurization system (SSDS), or other acceptable measures, in any on-site buildings to mitigate the migration of vapors into the building. The need for active or passive operation of the SSDS will be determined based on analytical sampling results.
- 6) Placement of an environmental easement on the property that will allow the use and development of the controlled property for restricted residential, commercial and industrial uses (subject to local zoning laws) and restrict the use of groundwater as a source of potable or process water.
- 7) Development and implementation of a site management plan (SMP) which will detail the soil management in the event of future excavations in addition to long-term monitoring at the site.

Summary of the Investigation

The investigation documented the presence of polycyclic aromatic hydrocarbons (PAHs), metals and polychlorinated biphenyls (PCBs) in site soil above restricted residential use soil cleanup objectives (SCOs).

Groundwater has generally not been encountered on the site. However, methyl tert-butyl ether (MTBE), semi-volatile organic compounds (SVOCs) and metals were detected in one perched groundwater sample (groundwater separated from an underlying main body of groundwater by an unsaturated zone) at concentrations above standards in 2012. During the 2016 investigation, perched groundwater was encountered in only one soil boring and the water sampled met standards for volatile organic compounds (VOCs), SVOCs, and PCBs. Sodium and manganese were detected above standards in this sample.

Tetrachloroethene (PCE) and/or its degradation products were detected in some of the soil vapor samples along with compounds associated with petroleum and automotive fluids.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) 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 Lower South Street Redevelopment Area site is located at 1005, 1009, 1011, 1013 and 1017 Lower South Street in an urban area in the City of Peekskill. The site is situated east of South Street, south of Travis Lane, and west of Route 9.

Site Features: The northwestern portion of the site (former L&L Salvage Site) includes a scale pit, a soil pile, a pile of cobbles and boulders, a pile of mixed debris including cobbles, boulders, concrete, and some vehicle parts, and vegetated areas. The southern-central portion of the site contains four buildings; an office building and three others. Two additional buildings were constructed on the northeastern section of the site but were demolished between April 2004 and October 2006.

Current Zoning and Land Use: The site is zoned M-2A: Industrial Design District and is currently not in use. The City plans to rezone the site to be consistent with the intended use, mixed-use commercial (e.g., hotel, sports facility) and may include multi-family housing. The adjacent properties are of mixed use including industrial, commercial and residential. The nearest residential properties are within 1,000 feet to the east and north of the site.

Past Use of the Site: Historic uses of the site include a junkyard, store, waste wood processing, solid waste transfer station, and residential.

Site Geology and Hydrogeology: Soil includes both natural materials and fill material. Bedrock typically exists between 1 and 13 feet below ground surface (bgs). Fill depths range from 1 foot to 15 feet thick, and consist of brick, concrete, wood, rock, asphalt, coal/ash, tile and glass. Sand, silt and rocks underlie the fill.

Limited perched groundwater has been encountered in the overburden at depths ranging from approximately 2 feet below ground surface (bgs) to 13 feet bgs. Bedrock groundwater is expected to flow to the west toward the Hudson River.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

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

Field Library
Attn: Lauren Wolven
4 Nelson Avenue
Peekskill, NY 10566
Phone: 914-737-1212
lwolven@wlsmail.org

NYSDEC Region 3
Attn: Wendy Rosenbach
21 S. Putt Corners Road
New Paltz, NY 12561
Phone: 845-256-3018
Please call for an appointment

Who to Contact

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

Project Related Questions

Jamie Verrigni
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233-7014
518-402-9662
jamie.verrigni@dec.ny.gov

Site-Related Health Questions

Steven Berninger
New York State Department of Health
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
518-402-7880
bee@health.ny.gov

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.

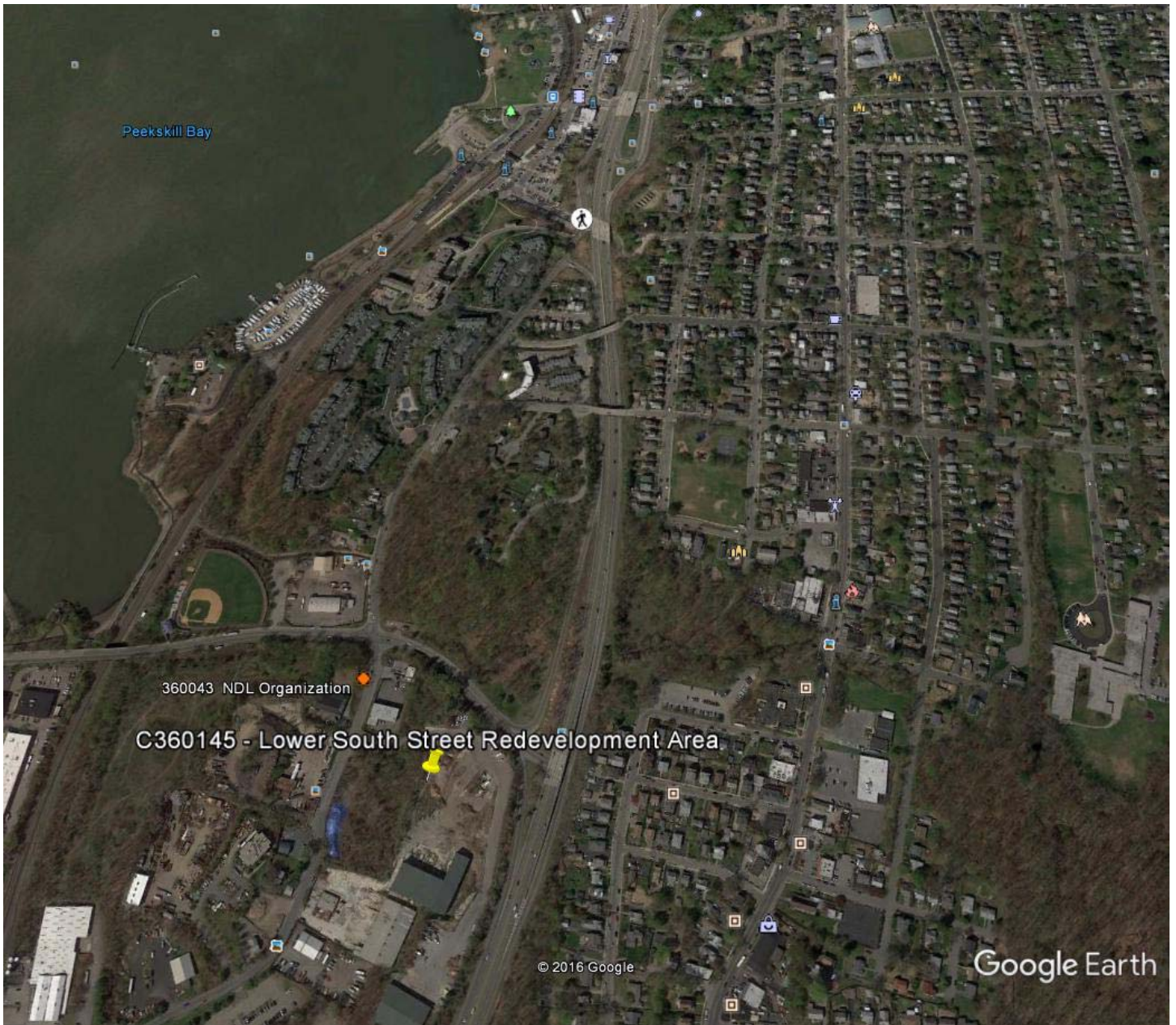
Receive Site Fact Sheets by Email

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.



Google Earth

feet
meters





THE
Chazen
COMPANIES

ENGINEERS/SURVEYORS
PLANNERS
ENVIRONMENTAL SCIENTISTS
LANDSCAPE ARCHITECTS

Dutchess County Office:
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

Lower South Street Redevelopment Area

Figure 2: Site Orthophoto

1005, 1009, 1011, 1013 and 1017 Lower South Street

City of Peekskill, Westchester County, New York
Sources: NYS Department of Transportation 2008 Roads Dataset;
City of Peekskill 2007 Parcels Dataset; i-cubed 2011 orthophoto data imagery

Drawn:	STF
Date:	January 2015
Scale:	1 inch equals 200 feet
Project:	81323.07
Figure:	1