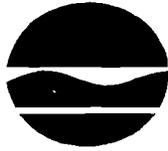


**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Further Information

We hope this Fact Sheet will help bring you up to date on activities at this site. If you have any questions or would like further information, please do not hesitate to contact:

Mr. Ralph Keating
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
(518) 402-9774

For health related questions, please contact the following:

Ms. Bridget Callaghan
Public Health Specialist
NYSDOH
Flanigan Square, 547 River St
Troy, NY 12180-2216
(800) 458-1158 ext. 27850

For Citizen Participation
questions, contact:

Mr. Michael Knipfing
Citizen Participation Specialist
NYSDEC
21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3154

FACT SHEET

Dalewood I Shopping Plaza

PUBLIC COMMENT PERIOD ANNOUNCED

VOLUNTARY CLEANUP AGREEMENT

Site No. V00457-3

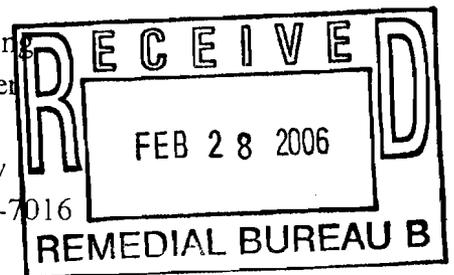
February 2006

The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH), announces the availability of the Remedial Action Work Plan (RAWP) for the Dalewood I Shopping Plaza Site. The work has been carried out by the owner of the property, Heritage SPE, LLC (Heritage), who has volunteered to investigate and remediate contamination found on the Site at 357 North Central Avenue, Hartsdale, Greenburgh Township, Westchester County, New York (see Figure 1).

The RAWP documents the results of the site investigation findings, includes a summary of the field sampling activities, locations and the results of soil, groundwater and air sampling. The RAWP includes an interpretation with respect to the potential sensitive receptors and future Site remedial actions.

Release of the work plan initiates the process of finalizing the remedy selected for this site. Your comments and input about the proposed remedy are important and encouraged. Comments will be received by NYSDEC until March 16, 2006. Comments should be postmarked by March 16, 2006 and submitted to:

Mr. Ralph Keating
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016



• About the Proposed Remedy

With removal of a significant source of the groundwater contamination during remedial investigation, an analysis of the remedial alternatives concluded that Monitored Natural Attenuation (MNA) and Enhanced Bioremediation are the most applicable alternatives for this Site. This selection is based upon the fact that MNA would adequately treat the groundwater, and could address groundwater and residual contaminants with minimal disturbance and exposure. Additional studies will be performed to further evaluate the current chemical and geological degradation processes and to further assess groundwater characteristics and flow conditions. The elements of the recommended remedy involve the development and implementation of a "pilot study" plan and the installation of treatment wells. The remedy also requires maintenance of the existing monitoring wells, the injection of treatment chemicals and periodic groundwater sampling and analysis.

In addition, the RAWP addresses the potential for volatile organic compound (VOC) vapor intrusion into the existing building. The recommended remedy includes: conducting assessments within the building to locate and seal any potential intrusion point; providing indoor air treatment through the installation of activated charcoal filters; adjusting the existing HVAC systems to increase fresh air intake rates and increase pressurization of the interior spaces; and installing sub slab vapor depressurization/soil vapor extraction system in the original dry cleaner facility source area. The remedy also requires periodic monitoring and indoor air and sub slab vapor sampling and analysis.

Background

Village records indicate that on-site drycleaning operations occupied Unit #357 in the Dalewood I Shopping Center from 1966 to 1997. Drycleaning operations involve the use of liquid chemicals called "solvents" to clean a variety of fabrics. Most drycleaners use perchloroethylene, or "PCE" (synonymous with tetrachloroethylene) as their primary cleaning solvent. PCE can get into the air, water, and ground during the cleaning, purification, and waste disposal phases of drycleaning.

Previous site investigations and remediation had identified PCE in soil and groundwater at the shopping center in the rear and front areas of the main building. These investigations included the installation of monitoring wells and soil borings in the former dry cleaning area to determine the depth and width of the contamination. The investigations to date concluded that dry cleaning fluid had contaminated the soil and groundwater within the vicinity of the former dry cleaner. An exposure assessment determined that there are no public or private wells within ¼ mile of this Site. Because this area is served by a public water supply, ingestion of contaminated groundwater from this Site is not expected. To date, remediation included the removal of approximately 335 tons of PCE impacted soil from an area behind the main building and beneath the floor of the former dry cleaner.

Heritage SPE, LLC, has hired an environmental consulting firm to complete the groundwater remedial system design and operations. Quarterly groundwater sampling will be conducted to observe trends in the concentration of contaminants and the movement of the contaminant plume, and an Enhanced Bioremediation Pilot Study will be implemented to assess the benefits provided by supplemental *in situ* treatment. The recommended remedy to mitigate vapor intrusion includes the installation and maintenance of a sub-slab depressurization/soil vapor extraction system beneath the former dry cleaning facility, and annual sub slab vapor and indoor air sampling throughout the entire shopping plaza.

For More Information

If you would like more information about this project, you are invited to visit the document repositories listed below. Included in the repositories are: the Voluntary Agreement, the Site Investigation Report, and the Remedial Action Work Plan discussed above. The repositories are located at:

Greenburgh Library
300 Tarrytown Road
Greenburgh, New York 10523
(914) 993-1600

Hours: M, Sat 10 a.m. – 5:30 p.m.

Tues, Wed, Thur. 10 a.m.- 9 p.m.,

Fri 11 a.m. to 5:30 p.m.; Sun. 1 p.m. - 5 p.m.

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, New York 12561
(845) 256-3154

Mon. - Fri. 8:30 a.m. - 4:45 p.m.

Your understanding and involvement in this project will help ensure its effectiveness. You are encouraged to contact the NYSDEC and NYSDOH individuals listed on the front of this Fact Sheet at any time with your questions and concerns.

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 pressures on “greenfield” sites. Under the VCP, a 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 the NYSDOH. When the volunteer satisfactorily completes the work, the State provides a release from State liability for the work done, this providing an incentive to return the site to productive use. For more information regarding New York State’s VCP, please visit the NYSDEC’s website at: <http://www.dec.state.ny.us/website/der/vcp/index.html>

Figure 1

