



Site: *Letchworth Village Developmental Center
Ridge Road and Letchworth Village Road
Haverstraw NY*

Client: *WCI Spectrum Communities
115 Stevens Avenue
Valhalla, NY 10595*



INTRODUCTION

The site is a former mental hospital consisting of at least 18 buildings, former residences, offices, meeting halls, hospital, kitchen, aboveground storage tank, and miscellaneous service buildings. Based on previous reports there appears to be a substantial quantity of asbestos (structures, steam tunnels, building materials, insulation, etc.), a 200,000 aboveground fuel oil storage tank (AST) of unknown condition and related piping and surrounding soils, several underground storage tanks near the synagogue, chemicals in the hospital areas and medical offices, chemicals in the service building, six pairs of transformers, refrigeration equipment near the kitchen, and possible open field dumping of fly ash/coal ash in the area south of the former powerhouse and AST.

As part of the Phase I/II ESA, Galli Engineering personnel performed the following:

- A thorough asbestos investigation of the subject property, buildings, steam tunnels, etc.
- A soil-boring program consisting of 28 soil borings using a Geoprobe and/or hand auger to collect soil samples in the various areas described above.
- A chemical survey and testing of the chemicals that may have been left behind in the hospital, medical offices, maintenance areas and kitchen.
- A ground penetrating radar survey to locate UST's around the project site.
- Laboratory analysis for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), priority pollutant metals, and polychlorinated biphenyls.
- Investigated potential areas of ash disposal in the suspect area south of the incinerator.

REMEDIATION AND CONSTRUCTION

Remedial Scope of Work

Galli Engineering has entered this site into the Brownfields Cleanup Program and is currently preparing a Remedial Action Plan (RAP). As part of the RAP, Galli Engineering personnel along with its subcontractors will perform the following tasks associated with the development of a master planned residential community:

- Prepare a plan for removal and disposal of a 200,000-gallon AST located in the southwest corner of the subject property; one 550-gallon AST in the basement of the Franklin Building; one 275-gallon AST near the Administration Building; and two USTs of unknown size near the northwest side of the Synagogue.

- Include in the RAP the abatement of asbestos containing materials (ACM) and lead based paint (LBP) present in three buildings that are to remain on site as well as full asbestos abatement of all the other buildings on site including steam tunnels.
- Prepare a Site Specific Health and Safety Plan (HASP) for site remediation.
- Prepare a Citizen Participation Plan.
- Respond to comments from the client and regulatory agencies regarding the RAP, HASP, work plan or any other aspects of the project. In addition, general administrative duties will be performed as part of this project.

Bid Document Services

- Provide contract documents to appropriate companies to collect bids on:
- Abatement of asbestos containing materials (ACM) and lead based paint (LBP) in the three buildings that are to remain on site.
- Abatement of the balance of ACM on the other buildings on the subject property.
- Removal of ASTs and USTs, along with any existing soil contamination resulting from these tanks.

Site Supervision and Air Monitoring

- Air Monitoring is required by the NYS Department of Labor during asbestos and lead based paint abatement.
- Removal of ASTs and USTs, along with any existing soil contamination resulting from these tanks. At the completion of each underground tank excavation, endpoint samples will be collected from each of the four walls and the floor of the finished excavation. Petroleum contaminated soils will be disposed of in accordance with the NYSDEC STARS Program. Soil removed from the excavation will be placed directly into dump trucks or trailers for transport to an authorized disposal facility if suitable arrangements can be made. Otherwise, contaminated soil will be stockpiled, sampled for waste characterization purposes, and transported at a later date. Any excavated soil to be held on site will be stored on top of, and be covered by, layers of plastic sheet. Contaminated soil will be sampled for waste characterization purposes using analyses likely to be required by anticipated disposal facilities.

Final Closure Activities

- A final closure report will be prepared and submitted to the NYSDEC, seeking a no further action letter. The goal of the report will be to demonstrate that the materials excavated from the site were disposed of properly and that the site is satisfactorily restored. The report would likely include the following: A brief narrative description of project activities to date; site description and site map; summary of available previous soil and groundwater results; nature and extent of contamination; evaluation of results; conclusions and recommendations; and documentation (may include tables, photographs, PID readings, laboratory results, and C&D tracking documents, as appropriate). The actual content of the report and its acceptability to DEC will depend on conditions encountered in the field.