



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Repetti Service Station Site
DEC Site #: C360144
Address: 22 South West Street
Mt. Vernon, NY 10550

Have questions?
See
"Who to Contact"
Below

Reports Recommend Cleanup and Propose Remedy for Brownfield Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report and the Remedial Action Work Plan for the Repetti Service Station Site ("site") located at 22 South West Street, Mt. Vernon, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information."

Remedial Investigation Report and Remedial Action Work Plan

NYSDEC is reviewing the reports that were submitted by Macquesten Takeover Partners, LLC ("applicant"). The reports describe the results of the site investigation and recommend a remedy to address the contamination that was found.

The public is invited to comment on a proposed remedy being reviewed by NYSDEC.

The cleanup activities will be performed and funded by the 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.

NYSDEC, in consultation with the New York State Department of Health (NYSDOH), is determining if the site poses a significant threat to public health or the environment. When that determination has been made, it will be announced to the public.

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **July 14, 2016** through **August 28, 2016**. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public review at the location 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.

Highlights of the Remedial Investigation Report

Contaminants related to the historic fill and petroleum products used by the gas station were found in samples taken from soil, ground water and soil vapor. The contaminants of concern at the site include lead, benzo(a)anthracene, and xylene.

Lead and benzo(a)anthracene are found in soils at the site.

The xylene, along with a few other volatile organic compounds was found in the groundwater. The contamination in the groundwater appears to be limited to the site with the exception of some chlorinated solvents which are coming from an off-site source in the northeast corner.

The soil vapor samples showed only minor levels of contaminants, primarily chloroform. These contaminants are not considered to be drivers of the remedial action.

Highlights of the Remedial Action Work Plan

The Remedial Action Work Plan recommends removal and off-site disposal of all soils which exceed the unrestricted soil cleanup guidelines in the northern section of the site. The southern section of site will have a soil cover and asphalt cap to contain the soils that exceed the restricted residential soil cleanup guidelines. Long term monitoring of the groundwater and maintenance of the cover ensure that the remedy will continue to protect human health and the environment. An environmental easement will also be placed on the site prohibiting the use of groundwater and the use of the site for anything other than restricted residential use without NYSDEC approval.

Background

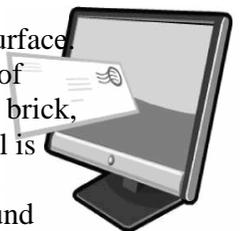
Location: The Repetti Service Station site is located at 22 S. West Street, Mount Vernon and is approximately 0.75 acres in size. The site is located southeast of the Bronx River and the Mt. Vernon West train line, and northwest of South West Street.

Site Features: The site originally had a small, one-story, white masonry office/vehicle service garage located in the northeast corner, and a gasoline pump island. All the buildings have since been demolished. The remainder of the site is occupied by a parking lot, with a grassy strip extending behind several adjacent small buildings in the southwest corner.

Current Use: The site is currently vacant. The current zoning of the site allows for commercial and industrial uses. The intended use of the site is residential and commercial.

Past Use of the Site: The site has been used as a service station since 1946.

Site Geology and Hydrogeology: Soils consist of a surface layer of either concrete or asphalt, underlain by fill that extends to depths ranging from 1'6" to 15'6" below the existing ground surface. The fill generally consists of loose to medium dense sand or silty sand, with varying amounts of gravel, and contains varying amounts of man-made debris such as wood, ash, cinders, asphalt, brick, coal, glass and concrete. In some locations, there is a layer of ash and cinder fill. Below the fill is loose to medium dense native soil that primarily consists of sand with traces of silt and gravel. Gravelly sand cobbles are present within the sand layer in portions of the site. Bedrock is found roughly 50 feet below the ground surface.



Groundwater is found roughly 18 feet below ground and flows generally to the west.

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=C360144>

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 may 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.

Mount Vernon Public Library
Attn: Carolyn Karwoski
28 South First Avenue
Mt. Vernon, NY 10550
Phone: 914-668-1840

Who to Contact

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

Project Related Questions

Douglas MacNeal
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
douglas.macneal@dec.ny.gov

Site-Related Health Questions

Anthony Perretta
New York State Department of Health - BEEI
ESP, Corning Tower Rm 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

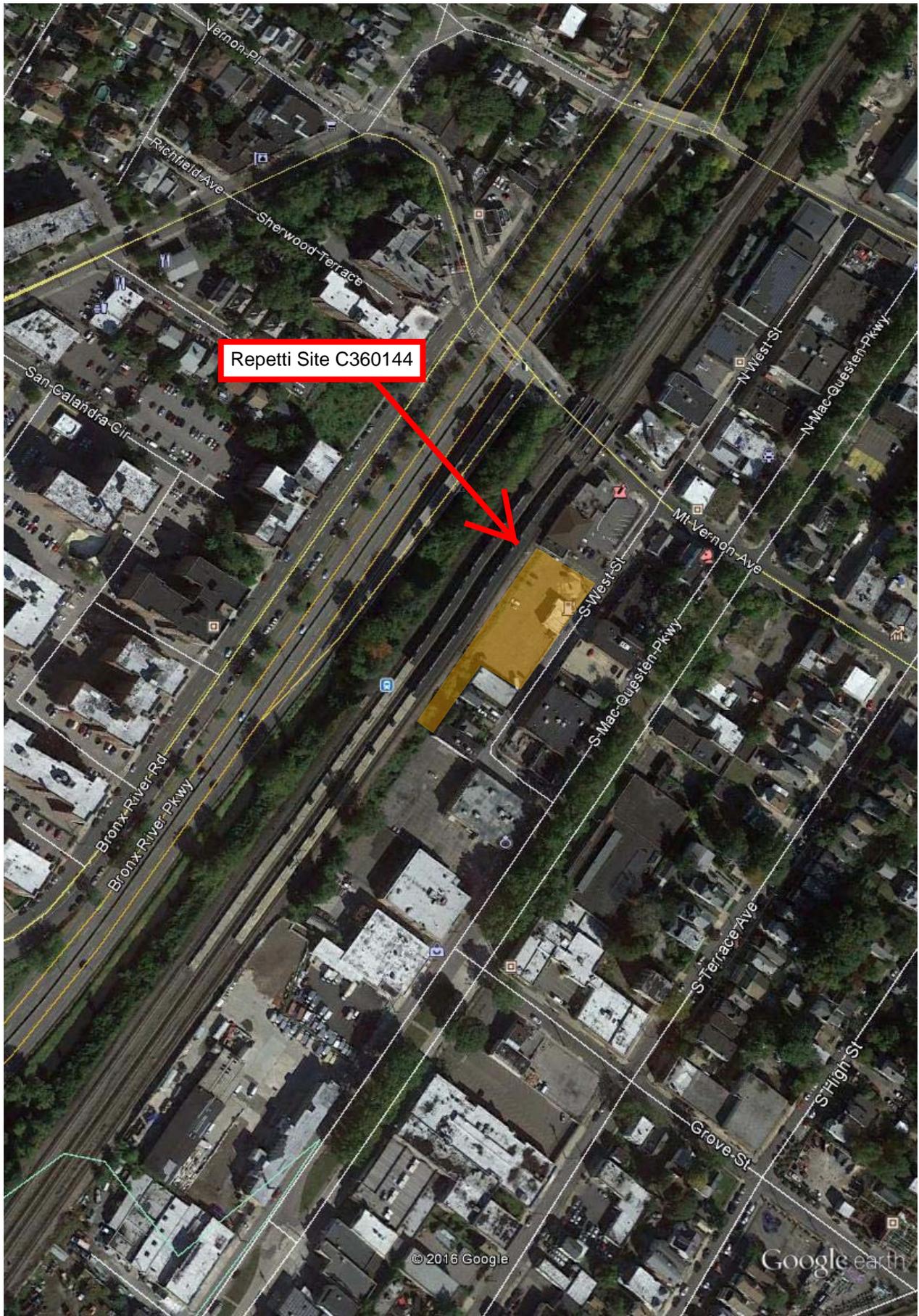
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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.



Repetti Site C360144

Google earth

