Department of Environmental Conservation

April 2016

FACT SHEET

Brownfield Cleanup Program

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

Site Name: 186-200 Westchester Avenue
DEC Site #: C360148
Address: 186 and 200 Westchester Avenue, White Plains, NY 10601

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 186 – 200 Westchester Avenue Site ("site") 186 and 200 Westchester Avenue in City of White Plains and 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 Rimawi, Inc. with oversight provided by NYSDEC and NYSDOH.

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from May 11, 2016 through June 24, 2016. 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.

Highlights of the Upcoming Cleanup Activities

The proposed remedy addresses contamination resulting from the release of petroleum and other contamination at the site. The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment for the anticipated commercial use of the site. The groundwater component of the remedy will achieve ambient water quality standards to the extent technically feasible. The proposed cleanup action for the site includes:

1. Pre-design investigations which will:
    a. properly define the nature and extent of site contamination and
    b. assist with the design and placement of the proposed remedy;
2. Locating and removal of five abandoned underground storage tanks including contaminated soil surrounding the tanks; and
3. Sub-surface injection of chemicals to treat groundwater and soil by enhancing the chemical and/or biological breakdown of contaminants into non-toxic compounds.

The primary engineering control will be the existing asphalt cover over both properties to prevent contact with any remaining contamination present at the site. An institutional control in the form of an environmental easement will be placed on the site to limit the use of the site to commercial use, to restrict the use of groundwater, and to require the site to be subject to a Site Management Plan (SMP). The SMP will specify the procedures to be used for any invasive activities where soil or groundwater beneath the site is disturbed.
After the applicant completes the cleanup activities, they will prepare and submit a Final Engineering Report to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). At that time, 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/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C360148

Highlights of the Remedial Investigation and Previous Remedial Activities
In soils, five contaminants exceed the commercial use soil cleanup objectives: two volatile organic compounds (VOCs) (1,2,4-trimethylbenzene and benzene); two semi-volatile organic compounds (SVOCs) (benzo(a) anthracene and benzo(a) pyrene); and one inorganic compound (arsenic).

In groundwater, twelve petroleum-related contaminants exceed NYSDEC Part 703.5 ambient groundwater quality standards. The highest concentrations include benzene, ethylbenzene, naphthalene, total xylenes, and 1,2,4-trimethylbenzene.

Previous site activities included an interim remedial measure operated at the 186 Westchester Avenue property from May 2011 through August 2013, which consisted of seven oxygen injection points to increase the oxygen levels in the groundwater and enhance the biological processes that breakdown the volatile organic compounds (VOCs) and petroleum products in the soils and groundwater.

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 site is located at 186 and 200 Westchester Avenue in Westchester, New York. The site consists of two lots (Lots 3 and 4) with a combined area of approximately 0.4 acres and is located in a mixed-use area consisting of commercial and light industrial properties.

Site Features: Lot 3 (186 Westchester Avenue) is occupied by a gasoline service station and an inventory storage shed. The service station consists of three pump islands, an overhead canopy, and a walk-in convenience store with associated paved parking area. Lot 4 (200 Westchester Avenue) includes a vacant, one-story brick and cinderblock building with an attached garage and associated paved parking areas.

Current Zoning and Land Use: The site is located in a B-3 Zoning District, which is an Intermediate Business Zone in which a gas station and complimentary convenience store is allowed by special permit. Lot 3 is currently used as a gasoline service station and Lot 4 is vacant. Land use surrounding the site is primarily commercial and light industrial use. The nearest residential area is approximately 600 feet south of the site.

Past Use of the Site:
Lot 3 (186 Westchester Avenue)
Historically, this lot has been used as a gasoline service station. From the 1920s through mid-1980s, a gasoline service station and automobile service garage utilized the property. An active BP-Amoco Service Station currently occupies the site.

Lot 4 (200 Westchester Avenue)
200 Westchester Avenue was used as an ice cream plant from 1930 through the mid-1980s. From 1987 through the mid-2000s the property was used for frozen food storage. The property has been vacant since the mid-2000s.

Site Geology and Hydrogeology:
Soils beneath the site consist of till and fluvial sand and gravel. Weathered bedrock was encountered during site investigation activities at depths of 11 to 13 feet below ground surface (bgs).

Groundwater is present at the site between 5 to 7.5 feet below ground surface. An unnamed tributary of Siler Lake is located approximately 700 feet east of the site.

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.

White Plains City Library
100 Martine Ave.
White Plains, NY 10601
Attn: Tim Baird
Phone: 914-422-1406

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

Project Related Questions
Wayne Mizerak, Project Manager
New York State Department of
Environmental Conservation
625 Broadway
Albany, New York 12233-7014

(518) 402-9657
wayne.mizerak@dec.ny.gov

Site-Related Health Questions
Maureen Schuck
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 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.

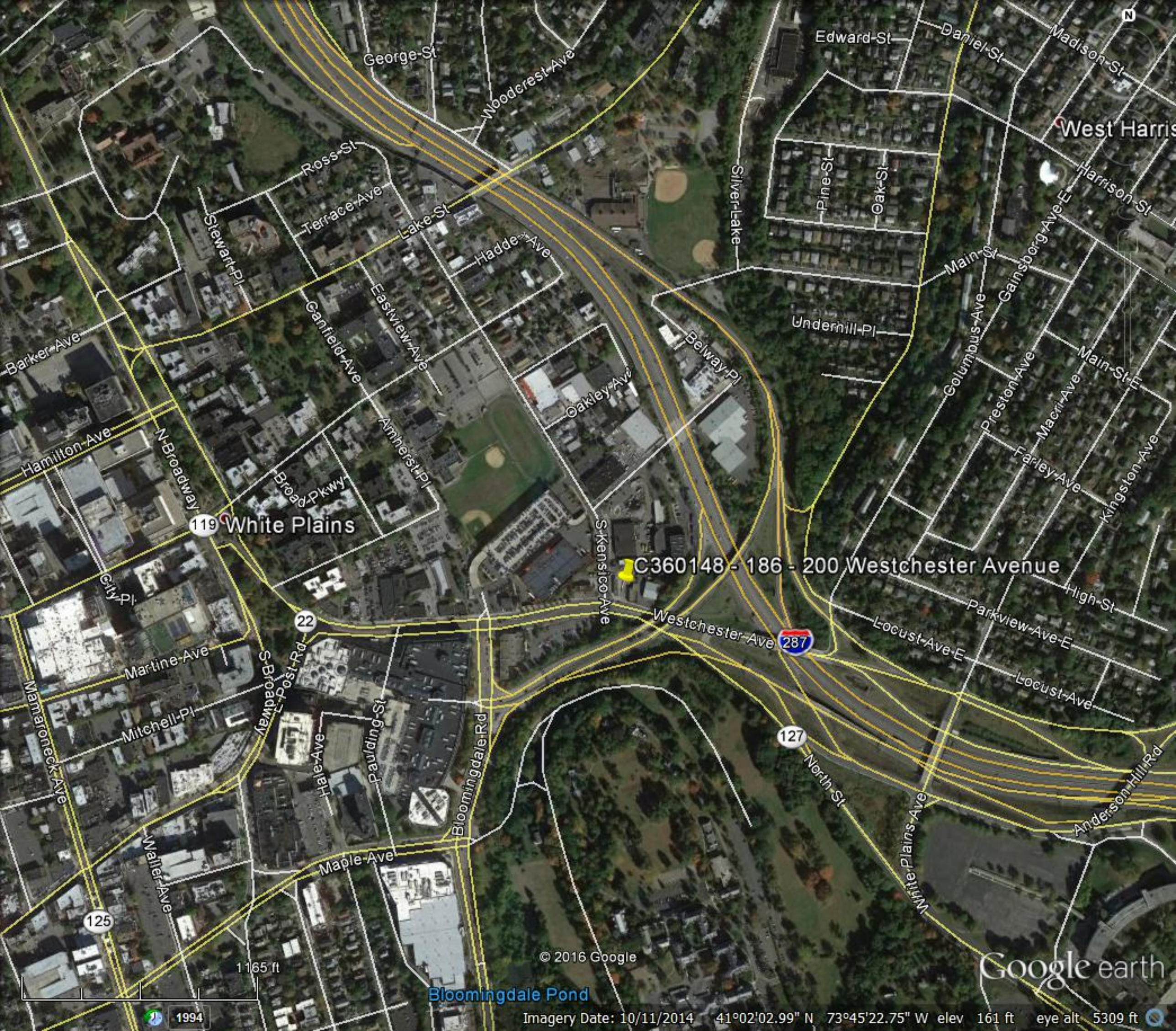
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

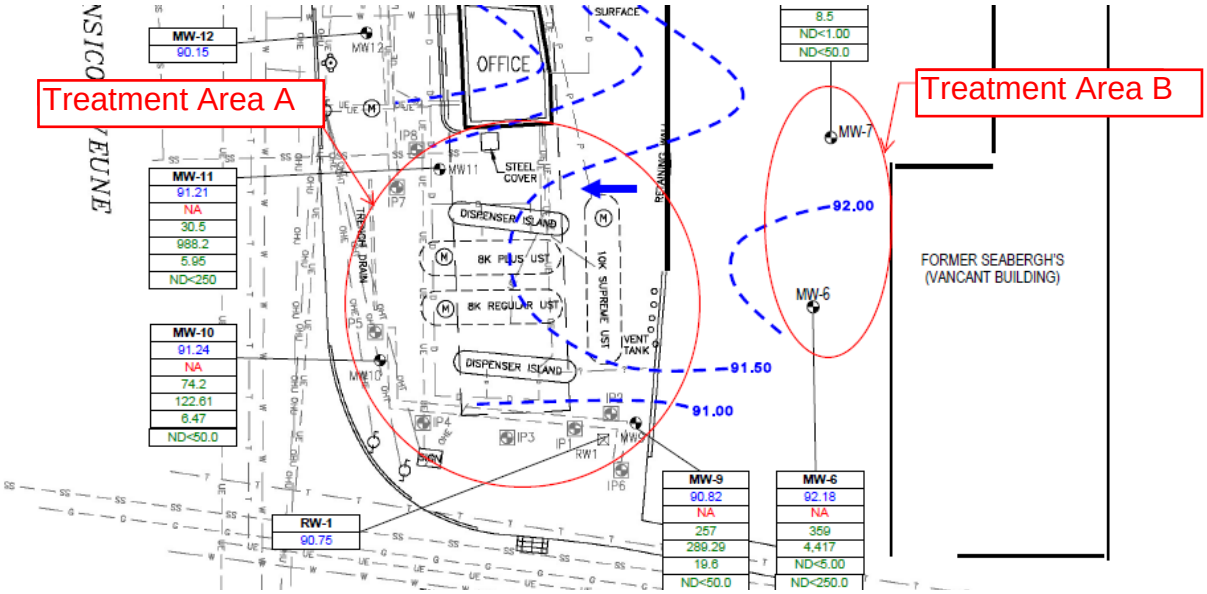
NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: http://www.dec.ny.gov/chemical/61092.html. It's quick, it's free, and it will help keep you *better informed*.

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.


C360148 - 186 - 200 Westchester Avenue
George-St
Woodcrest-Ave
Edward-St
Daniel-St
Madison-St
West Harris
Ross-St
Terrace-Ave
Lake-St
Stewart-Pl
Hadden-Ave
Silver-Lake
Pine-St
Oak-St
Harrison-St
Main-St
Gainsborg-Ave-E
Underhill-Pl
Barker-Ave
Ganfield-Ave
Eastview-Ave
Belway-Pl
Columbus-Ave
Preston-Ave
Macri-Ave
Main-St-E
Farley-Ave
Kingston-Ave
Oakley-Ave
Hamilton-Ave
N-Broadway
Broad-Pkwy
Amherst-Pl
119
White Plains
S-Kensico-Ave
Gily-Pl
22
Westchester-Ave
287
High-St
Parkview-Ave-E
Locust-Ave-E
Locust-Ave
Martine-Ave
S-Broadway
E-Post-Rd
Mamaroneck-Ave
Mitchell-Pl
Hale-Ave
Paulding-St
Bloomingdale-Rd
127
North-St
White-Plains-Ave
Anderson-Hill-Rd
Maple-Ave
Waller-Ave
125
1165 ft
© 2016 Google
Google earth
Bloomingdale Pond
1994
Imagery Date: 10/11/2014 41°02'02.99" N 73°45'22.75" W elev 161 ft eye alt 5309 ft

BCP Site C360148
Current BP (Former Exxon 3-1356) - 186 Westchester Avenue
and
200 Westchester Avenue
White Plains, NY



Proposed treatment areas for in-situ chemical oxidation.