



FACT SHEET

Brownfield Cleanup Program

221 Main Street
Site Number: C360073
White Plains, NY

October 2006

Remedial Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a remedy to address contamination related to 221 Main Street site in City of White Plains, Westchester County. See map for the location of the site. The proposed remedy is described in a "Remedial Work Plan" that was submitted by LC Main, LLC in September 2006 under New York's Brownfield Cleanup Program (BCP).

NYSDEC approved an application submitted by LC Main, LLC to participate in the BCP on September 29, 2004. This approval and the Brownfield Cleanup Agreement (BCA) of December 24, 2004 pertained to a portion of the proposed development area adjoining the New York Power Authority Parking Garage. On June 26, 2006 the BCA was amended to include the whole development area (the site). The application proposes that the site will be used for unrestricted residential and commercial purposes.

Public Comments About the Remedial Work Plan

NYSDEC is accepting written public comments about the Remedial Work Plan for 45 days, from October 30, 2006 through December 14, 2006. The Remedial Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Michelle Tipple
New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561

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 and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

Highlights of the Draft Remedial Work Plan

The Remedial Work Plan has several goals:

- 1) Identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) Provide a detailed description of the remedy selected to address site contamination; and
- 3) Explain why the remedial actions already completed will protect public health and the environment.

The Remedial Action Work Plan concludes that no further remediation is necessary to protect health and the environment based on the following actions completed to date:

- 1) Interim Remedial Measures to remove underground storage tanks (UST's) and locally contaminated soils from the site; and
- 2) Removal of gasoline contaminated groundwater near the NYPA parking garage and the permanent dewatering of groundwater at the site to facilitate the development-related construction and to permit the site's intended use.

Significant Threat Determination

The NYSDEC and the NYSDOH have determined that the site does not now pose a continuing threat to human health or the environment at the site.

Next Steps

NYSDEC will consider public comments when it completes its review, have any necessary revisions made, if appropriate, and approve the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. Once approved, the Remedial Work Plan will be placed in the document repository. Upon approval of the Remedial Work Plan, LC Main, LLC will develop and submit a Final Engineering Report.

Background

The site is located on Main Street in the City of White Plains, New York. The site occupies the majority of one city block covering approximately 2.8 acres, and is surrounded by commercial properties with a mix of retail and office space. The site is bound by Hamilton Avenue to the north, Church Street to the east, Main Street to the south and by other commercial establishments and the New York Power Authority Building and associated parking lot to the west.

The site consists of three main areas. The first area was the former 203-227 Main Street building and Annex building. The second area was the former parking lot known as the Halpern Lot located behind (north of) the Main Street Building. The third area was the former municipal parking lot known as the City Lot located directly west of the Halpern Lot, Annex and the Bar Building (See attached figure).

Known contamination on the site consisted of petroleum products from leaking USTs. Groundwater contamination was mainly confined to the City Lot and adjacent NYPA garage. This contamination was caused by a leaking gasoline UST that belonged to the City of White Plains. Elsewhere, the contamination was confined to soil and localized around individual UST. The extent of off-site contamination caused by the gasoline spill from the City Lot has not been fully delineated, as it is outside the scope of the BCA. This contamination will be investigated under the NYSDEC Spills Program.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the RI Report and the application to participate in the BCP accepted by NYSDEC:

White Plains City Library
110 Martine Avenue
White Plains, New York
(914) 422-1400

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

Who to Contact

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

Project Related Questions

Michelle Tipple
New York State Department of Environmental
Conservation
21 South Putt Corners Road
New Paltz, New York 12561
(845) 256-3153
mxtipple@gw.dec.state.ny.us

Health Related Questions

Nathan Wall
New York State Department of Health
547 River Street
(518) 402-7880
BEEI@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.