
Plan



Remedial Action Work Plan
221 Main Street
City of White Plains
Westchester County,
New York

BCP Site # C360073

December 2006

REMEDIAL ACTION WORK PLAN
221 MAIN STREET
CITY OF WHITE PLAINS
WESTCHESTER COUNTY, NEW YORK

Prepared for

LC MAIN, LLC
115 Steven Avenue
Valhalla, New York 10595

Prepared by

S&W Redevelopment

of North America, LLC
430 East Genesee Street
Syracuse, New York 13202

December 2006

Project No N5023

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I RAWP FACT SHEET

**REMEDIAL ACTION WORK PLAN
221 MAIN STREET
CITY OF WHITE PLAINS, NEW YORK
BCA Site No. C360037**

SECTION 1 – INTRODUCTION

As part of the Brownfield Cleanup Agreement (BCA # C360073), LC Main LLC, the volunteer applicant, has completed a Remedial Investigation (RI) and Interim Remedial Measure (IRM) and is prepared to proceed with completing the necessary actions to obtain the Certificate of Completion. See Figure 1-1 for the site location and site layout. The history and environmental conditions of the site are presented in the RI Report completed by S&W Redevelopment of North America, LLC (SWRNA, July 2006). This Remedial Action Work Plan relies on the findings of the RI Report, the end result of the Interim Remedial Measure (IRM), and contemplated end use as the basis for the site remedy. The following sections provide the Remedial Action Work Plan (RAWP) in accordance with the NYSDEC Draft Brownfield Cleanup Program Guide (May 2004), as well as requirements of NYCRR Part 375 1.8(f)(1-9).

SECTION 2 – CONTEMPLATED END USE

The planned development for the site consists of the construction of a parking garage, hotel and condominium complex with retail establishments. The parking garage component will encompass the majority of the below grade area of the site, and is in general constructed of poured concrete walls and floors. The complex will contain approximately 125 hotel rooms, 400 condominiums and approximately 10,000 square feet of street level stores. A new street, known as Court Street Extension, will be constructed on the west side of the Site that connects Hamilton Ave and Main St. The complex will have an interconnected parking structure that will extend under Court Street Extension. Aside from the building footprint, the balance of the site will be paved parking space, with smaller landscaped areas and ancillary paved walkways.

The volunteer, LC Main LLC, has chosen to pursue a Track 1 unrestricted cleanup of the BCA site based on the findings of the completed RI and IRM.

SECTION 3 – SUMMARY OF ENVIRONMENTAL CONDITIONS

The environmental conditions of this site have been determined by the RI and IRM programs. The RI and IRM findings indicate the following:

- Groundwater flows from east to west across the site.
- The site is serviced by a municipal water supply and municipal sewer.
- Underground storage tanks (USTs) that contained petroleum products were clustered within several areas of the site, left over from historical site use.
- The majority of soil contamination at the site was confined to subsurface soils ranging from 0 feet to 25 feet deep, within the specific areas where USTs had been clustered. The site's contaminants of concern were petroleum related compounds including volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs).
- Groundwater at the site was contaminated with VOCs and PAHs, in localized areas where the USTs had been located.
- The northwest corner of the site, adjacent to the New York Power Authority (NYPA) garage, was the only area where free product was present, and the only area from which groundwater contamination had migrated off site.
- An Interim Remedial Measure (IRM) completed at the site removed all USTs, and all soil contamination within the site boundary. Confirmatory soil samples taken during the IRM indicated the remaining soils met New York State Recommended Soil Cleanup Objectives (RSCOs). The remaining soils were subsequently removed from the site to bedrock (~ 40 to 50 feet below ground surface) and to the lateral limits of the site as part of the building construction.
- In the northwest portion of the site where groundwater contamination had evidently migrated off site (to the west), the IRM removed all contaminated soil beyond the west site boundary up to the sidewall of the nearest off-site building (NYPA garage), down to its foundation drains.
- Groundwater contamination has been remediated by dewatering that took place as the IRM was being completed, and the site will remain permanently dewatered owing to the planned building foundation drainage design.

The aforementioned IRM was conducted in accordance with an NYSDEC-approved IRM Work Plan (SWRNA, January 2006). An IRM Report (SWRNA August 2006) has been

prepared that documents the removal of all contaminations sources and contaminated media from the site, including the results of confirmatory soil sampling.

A Data Usability Summary Report (DUSR) for confirmatory samples indicates that, with two minor exceptions, the data was of an acceptable quality. The full DUSR will be included in the final electronic submittal of the Final Engineering Report (FER), and the DUSR Case Narrative summaries will also be appended to the FER.

The overall remediation goals are to meet standards, criteria, and guidance, and be protective of human health and the environment. Under the BCP, an additional goal of the remedial program is to assess the potential exposures for on-site and off-site receptors.

Following the completion of the IRM, potential on-site and off-site exposure to site-related contamination was evaluated, and was discussed in the RI Report. As indicated in the RI Report, the IRM has removed the identified sources of contamination from the site. In addition, the proposed end use of the site further removed site soils to bedrock and the site perimeter and will maintain a dewatered site condition via the foundation drainage system built in to constructed buildings. In addition, the site and surrounding areas are serviced by a public water supply.

Based on the findings of the RI, the results of the IRM, and the end use construction activities, there are no further remedial actions to be taken to meet standards, criteria, or guidance, or to be protective of human health and the environment on-site. Potential for exposures related to the off-site area adjacent to the NYPA property will be addressed under a separate NYSDEC program.

SECTION 4 - REMEDIAL ACTION

The basis for the no further action remedial approach is:

1. The IRM has completely removed all known sources of contamination, and all contaminated media (soil and groundwater), from the site. Sidewall confirmatory sample results were provided in the IRM Report for each of the site's AOCs, and documents that no contamination was present in the confirmatory samples. This includes samples taken from a narrow strip of soil along the eastern site boundary adjacent to AOC-5.
2. The planned redevelopment has removed all additional soil to bedrock and to within several feet of the site boundary, effectively removing any further potential for the existence of soil vapor impacts and potential contact with soil vapor.

In addition, the IRM has removed contaminated soil and groundwater downgradient from an area off site, on the adjacent NYPA property which is the only area where contamination is known to have migrated off site. The IRM work completed has addressed on-site contamination, and contamination that may remain off site is beyond the scope of this BCP project. Future assessment of the off-site contamination at the NYPA site has been referred to NYSDEC's Spills Unit.

The redevelopment plan will provide permanent dewatering via footer drains for site buildings, whose foundations will rest on bedrock. This future dewatering, in combination with the complete removal of soil and groundwater contamination that has already occurred, preempts any potential future exposure to contamination.

Therefore, the remedial action identified for this site is "No Further Action" with a Track 1 cleanup objective.

SECTION 5 - ALTERNATIVES ANALYSIS

In accordance with the Draft Brownfield Cleanup Program Guide (May 2004): “ *The goal of the remedy selection process in the BCP is to select a remedy for a site that is fully protective of public health and the environment, taking into account the current intended and reasonably anticipated future land use of the site.*” The selected remedy – *No Further Action* – achieves this goal by way of the IRM and future use of the site.

The Alternatives Analysis identifies and evaluates the potential site remedy based on the required criteria identified in the BCA. For this site, a Track 1 unrestricted use scenario is proposed. Under the BCP an Alternatives Analysis is not required if a Track 1 cleanup is proposed.

SECTION 6 - ENGINEERING EVALUATION

No Further Action under a Track 1 unrestricted use scenario is selected as the proposed remedy for this site. This remedy relies upon the results of the IRM, which has removed all contamination from within the site boundary. In accordance with BCP guidance, the proposed remedy will provide protection to public health and the environment, taking into account the current intended and reasonably anticipated future land use of the site. Although “No Action” implies that no remedial action would be completed at the site, it is important to note that the IRM has removed all USTs and all contaminated soil from the site, and the dewatering that accompanied this excavation has removed contaminated groundwater as well. The IRM has effectively eliminated the possibility of direct contact with potentially contaminated soil and groundwater. In addition, the build out of the end use has removed the remaining soil at the site to bedrock, effectively eliminating the potential for soil vapor impacts. The “No Action” alternative in this particular case means that no *further* action would be taken, including no institutional or engineering controls.

In accordance with the BCA, the No Action Track 1 scenario is evaluated in terms of nine (9) specific criteria identified in 6 NYCRR Part 375-1.8:

- > Compliance with standards, criteria, and guidance (SCGs)
- > Protection of human health and the environment
- > Short term effectiveness
- > Long term effectiveness
- > Reduction of toxicity, mobility, and volume of contamination
- > Implementability
- > Cost
- > Land use
- > Community Acceptance

The ninth criterion, community acceptance, will be further evaluated during public comment periods when feedback can be obtained in relation to the proposed remedial alternative of Track 1 unrestricted use scenario. The proposed remedial action is aimed at producing a tangible benefit to the local community by reducing site contamination consistent with the proposed end use for the site.

An engineering evaluation has been prepared to establish the suitability of the proposed remedial action in accordance with 6NYCRR Part 375 1.10 (c) (1-6). In the specific context of the contemplated end use of the property, the selected remedy is:

- Consistent with applicable standards, criteria, and guidance (SCGs).
- Protective of the public health and the environment.
- Effective for both short-term and long-term.
- Effective for reducing toxicity, mobility, and volume of the hazardous constituents.
- Feasible from implementability and cost effective perspective.
- Consistent with land use objectives acceptable to the local community.

6.1 - COMPLIANCE WITH STANDARDS, CRITERIA & GUIDANCE (SCGs)

Track 1 cleanup requires that site remediation be completed to meet generic soil cleanup objectives developed for unrestricted use remedies. At this time the generic soil cleanup objectives refer to the recommended soil cleanup objectives (RSCOs) listed in Technical and Administrative Guidance Memorandum (TAGM) #4046. Because the IRM has removed all contaminated soil within the site boundary, this Track 1 cleanup objective has been achieved.

Track 1 soil removal will also help meet groundwater SCGs, by removing the source of groundwater contamination. Accordingly, the completed IRM meets Track 1 cleanup objectives relative to groundwater.

A review of the standards, criteria and guidance documents pertinent to site specific conditions have been completed. Groundwater and surface water SCGs are based on 6NYCRR Part 703 and ambient water quality standards and guidance values. The SCG for soil is the NYSDEC Technical and Administrative Guidance Memorandum (TAGM) 4046: Determination of Soil Cleanup Objectives and Cleanup Levels.

The selected remedial action complies with the SCGs as all soil and groundwater contamination has been removed.

6.2 - PROTECTION OF HUMAN HEALTH AND THE ENVIRONMENT

The proposed remedial action is protective of human health and the environment. The IRM has removed all soil and groundwater contamination from the site, and the end use will maintain a dewatered site condition via the foundation drainage system built in to constructed buildings. In addition, the site and surrounding areas are serviced by a public water supply.

6.3 - SHORT-TERM EFFECTIVENESS

The implementation of this remedy will affect an immediate improvement in site conditions. Since subsurface contamination has been removed from the site, there are no short-term negative impacts associated with the implementation of this remedy.

6.4 - LONG-TERM EFFECTIVENESS AND PERMANENCE

The remedial action provides a long-term effective and permanent solution to site contamination.

6.5 - REDUCTION OF TOXICITY, MOBILITY AND VOLUME

The removal of contaminated soil and groundwater from the site during the IRM has effectively and permanently removed the mass of contamination at the site, thereby eliminating the overall potential toxicity, mobility, and volume of site contamination.

6.6 - IMPLEMENTABILITY

Insofar as the remedial objectives for this remedy have been substantially achieved by the IRM, the technical and administrative feasibility of implementing the remedial action is readily achievable.

6.7 - COSTS

Costs associated with the remedial action are reasonable and are not cost prohibitive. Beyond the IRM, there are no contemplated operations or maintenance costs associated with the proposed remedial action.

6.8 - LAND USE

The proposed remedy and end use are consistent with the local zoning and neighboring land uses, and approvals have been received from the local jurisdictions for the contemplated end use.

6.9 - COMMUNITY ACCEPTANCE

The proposed remedy coupled with future site development is aligned with community redevelopment and revitalization interests. It is therefore anticipated that site redevelopment, and the proposed remedy that will make way for it, will received a favorable response from the local community. In order to obtain the necessary community acceptance, the selected remedy will be made available for public review and comment.

SECTION 7 - PROJECT PLAN SPECIFICATIONS

Besides the IRM, the remedial action will not require construction activities beyond what is planned for site redevelopment, and therefore, there are no proposed project plans or specifications specifically relating to the propose remedial action.

SECTION 8 - INSTITUTIONAL AND ENGINEERING CONTROLS

No institutional or engineering controls are necessary to implement the proposed remedy.

SECTION 9 – CITIZEN PARTICIPATION

As part of the approved Citizen Participation Plan (CPP), on October 28, 2006 the Remedial Action Work Plan (RAWP) was released for a 45 day public comment period. This comment period was announced by distribution of a Fact Sheet to the Brownfield Site Contact List (BSCL). The Fact Sheet associated with the submittal of the RAWP is included as Attachment I.

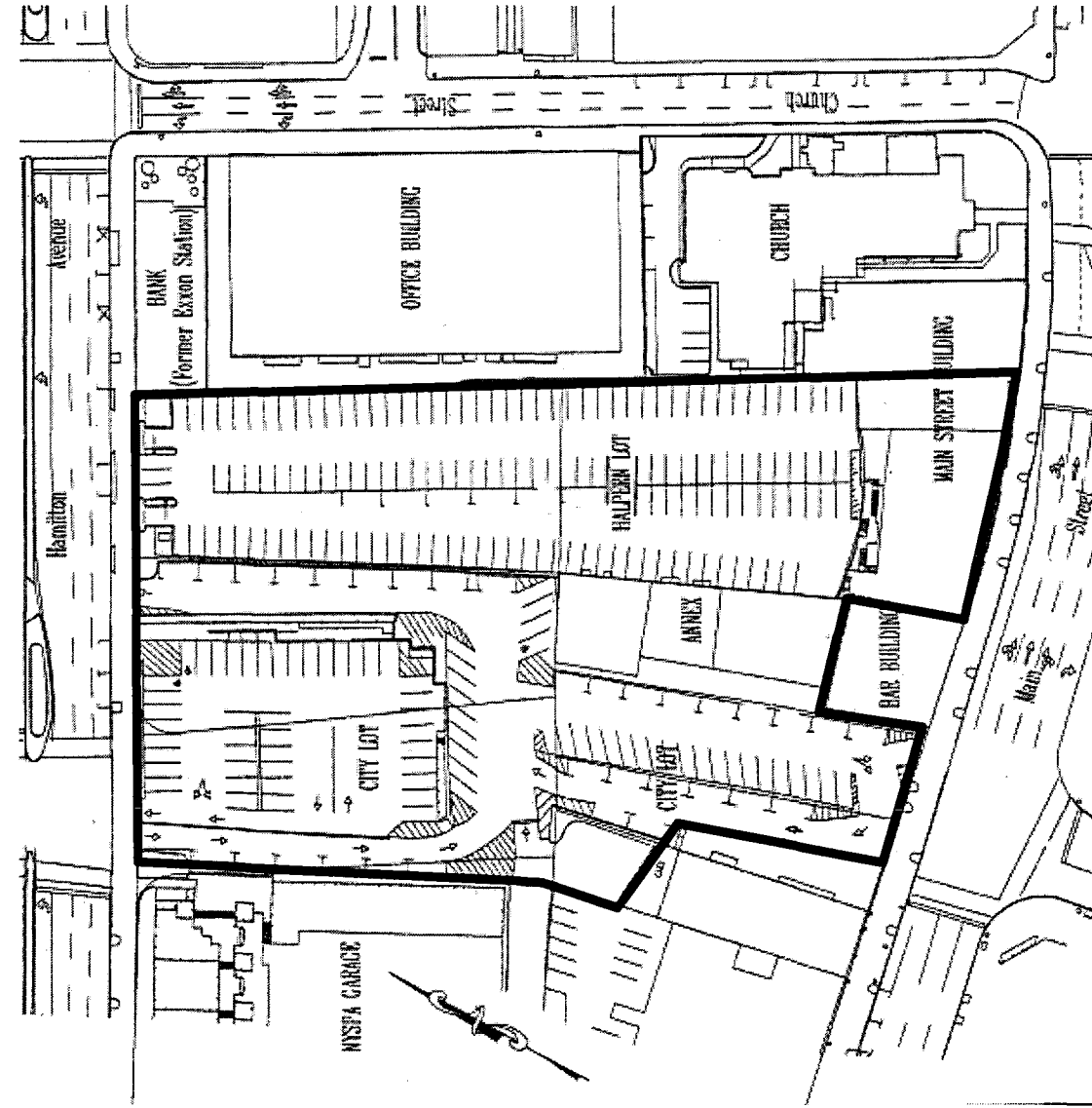
An additional notice will be distributed advising the BSCL of the availability of the Final Engineering Report (FER). The FER, like the RAWP, RI, and IRM Reports, will be placed in the designated local document repositories for public review. Once NYSDEC approves the FER and issues a Certificate of Completion (COC), a final Fact Sheet will be prepared and distributed.

SECTION 10 - SCHEDULE

The proposed schedule for the BCA project at the 221 Main Street property is based on the following milestones:

- Submittal of RI Report, IRM Report, and RAWP to NYSDEC; August 2006.
- NYSDEC review and comment on RI Report, IRM Report, and RAWP.
- Issue notice and Fact Sheet to contact list describing the RI Report, IRM Report, RA Work Plan
- Response and revision to NYSDEC comments on RI Report, IRM Report/RAWP; 30 days from receipt of comments.
- 45-day public comment period and public meeting, if requested.
- NYSDEC approval of the RI Report/IRM Report/RAWP.
- Notice and Fact Sheet distributed to contact list regarding approval of RAWP and NYSDEC's intent to issue a Certificate of Completion
- NYSDEC issues the Certificate of Completion.

Figure



BCP SITE



SITE LOCATION

S&W Redevelopment

of North America, LLC
Syracuse, New York

LC MAIN LLC
221 MAIN STREET
BROWNFIELD CLEANUP PROGRAM SITE

FIGURE 1-1
SITE PLAN & LOCATION MAP

AUG 06

N5023

Attachment I

221 Main Street, White Plains, New York 10601
BCP ID C360073

CERTIFICATE OF MAILING

I certify that I mailed on October 28, 2006, a copy of the attached Fact Sheet by first class mail upon the persons on the attached mailing list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, at the Fisher Avenue Post Office Box in the City of White Plains, New York, which box is under the exclusive care and custody of the United States Post Office Department.


Signature

10-28-2006
Date



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

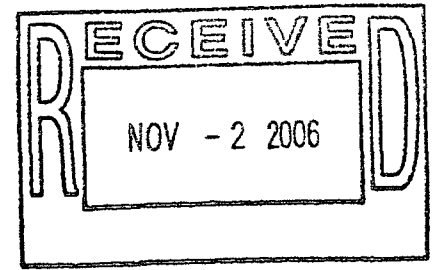
Michelle Tipple
New York State Department of Environmental
Conservation
21 South Putt Corners Road
New Paltz, New York 12561
(845) 256-3153
mxtipple@gw.dec.state.ny.us

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.

221 Main Street, White Plains, New York 10601
BCP ID C360073



CERTIFICATE OF MAILING

I certify that I mailed on October 30, 2006, a copy of the attached Site Location Map by first class mail upon the persons on the attached mailing list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, at the Fisher Avenue Post Office Box in the City of White Plains, New York, which box is under the exclusive care and custody of the United States Post Office Department.

Debra Cain

Signature

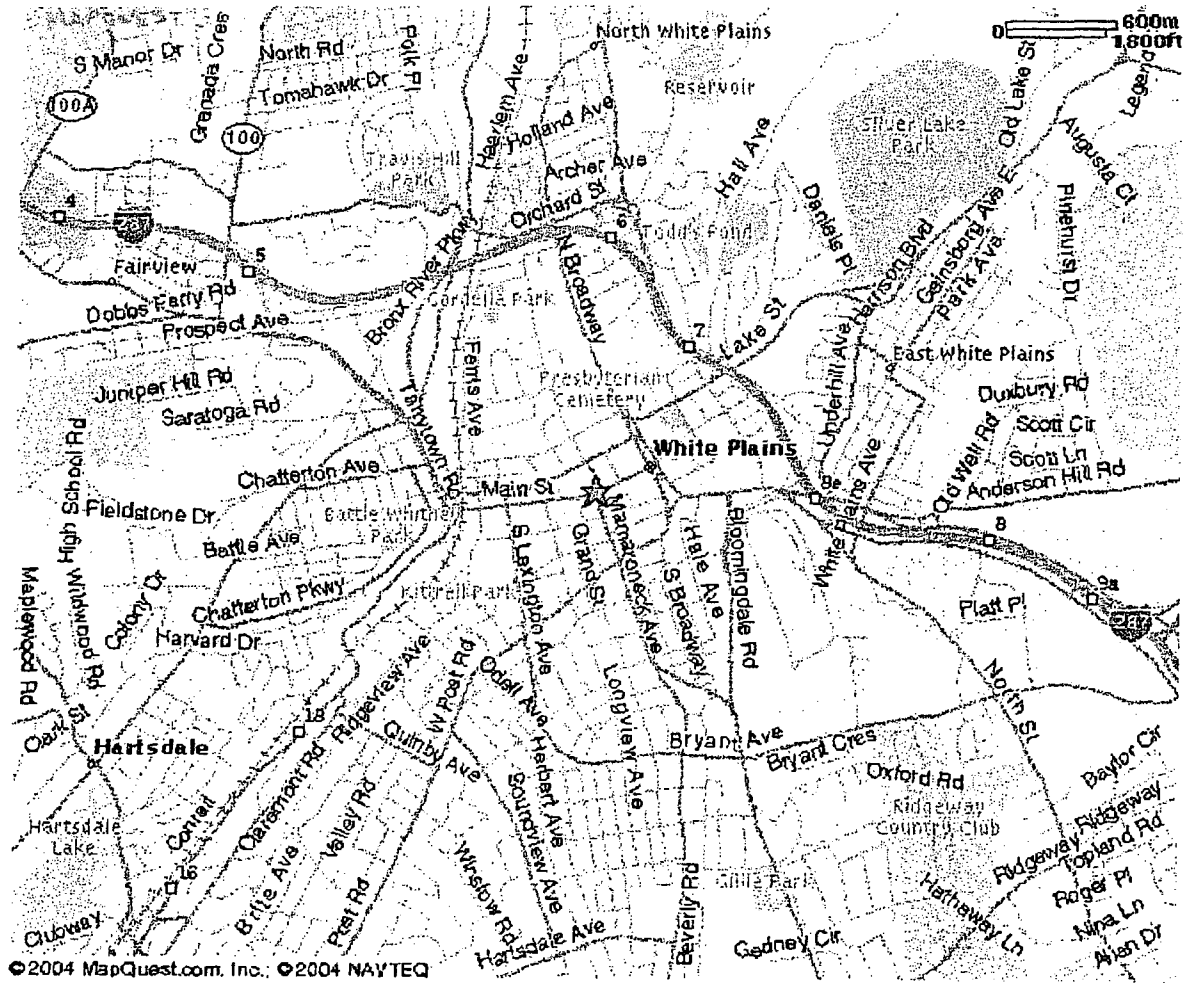
10-30-06

Date

ATTENTION:

The enclosed Site Location Map was inadvertently omitted from the New York State Department of Environmental Conservation Fact Sheet mailed to you on October 28, 2006. This Fact Sheet referenced the Brownfield Cleanup Program project at 221 Main Street, Site Number: C360073, White Plains, New York.

Figure 1
Site Location Map



Kenneth A. Martinek, Chairman
Fourth Federal Savings Bank
325 Hamilton Avenue
White Plains, NY 10601

Michael E. Cavanaugh, Esq.
Emmet, Marvin & Martin, LLP
120 Broadway, 32nd Floor
New York, NY 10271

55 Church WP LLC
c/o Minskoff/Grant Realty
1350 Avenue of the Americas
New York, NY 10019

Power Authority of the State of NY
Attn: Lawrence Gomez
P.O. Box 220
White Plains, NY 10602

Michelle Corp./Tefft
12 Collyer Place
White Plains, NY 10605

Pastor Warden Vestrymen
Grace Episcopal Church
33 Church Street
White Plains, NY 10601

199 Main Street Realty Corp.
P.O. Box 26
New Rochelle, NY 10802

Kenneth J. Finger, Esq.
Finger & Finger
158 Grand Street
White Plains, NY 10601

235-245 Delaware Realty Assoc.
c/o Caspi Development
3010 Westchester Avenue
Purchase, NY 1577

Scenic Hudson
1 Civic Center Plaza
Poughkeepsie, NY 12601

Clearwater, Inc.
112 Market Street
Poughkeepsie, NY 12601

Greenway Conservancy
Capitol Building
Capitol Station, Room 254
Albany, NY 12224

The Nature Conservancy
Easter NY Chapter
19 North Moger Avenue
Mount Kisco, NY 10549

Westchester Environmental Coalition
P.O. Box 488
White Plains, NY 10602

Hudson River Pilots Assoc.
75 Alexander Street
Yonkers, NY 10701

Federated Conservationists of
Westchester
78 North Broadway
White Plains, NY 10603

Karl Coplan, Esq.
Pace/Riverkeeper
78 North Broadway
White Plains, NY 10603

Beczak Environmental Center
21 Alexander Street
Yonkers, NY 10701

Environmental Citizens Coalition
33 Central Avenue
Albany, NY 12210

Laura Haight
NYPIRG
107 Washington Avenue
Albany, NY 12210

Westchester County EMC
414 Michaelian Office Building
White Plains, NY 10601

Robert Funicello
Dept. Of Environmental Facilities
270 North Avenue
New Rochelle, NY 10801

City Editor
El Clarin
48 Broadway
Haverstraw, NY 10927

City Editor
New Rochelle Standard - Star
1 Gannett Drive
White Plains, NY 10604

City Editor
Associated Press
148 Martine Avenue, CB Press
White Plains, NY 10601

City Editor
Eastchester Record
40 Larkin Plaza
Yonkers, NY 10701

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1 Gannett Drive
White Plains, NY 10604

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40 Larkin Plaza
Yonkers, NY 10701

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1 Gannett Drive
White Plains, NY 10604

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Martinelli Publications
40 Larkin Plaza
Yonkers, NY 10701

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White Plains, NY 10603

Karl Coplan, Esq.
Pace/Riverkeeper
78 North Broadway
White Plains, NY 10603

Beczak Environmental Center
21 Alexander Street
Yonkers, NY 10701

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33 Central Avenue
Albany, NY 12210

Laura Haight
NYPIRG
107 Washington Avenue
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Yorktown Heights, NY 10598

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Yonkers, NY 10701

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Yonkers, NY 10701

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Yonkers, NY 10701

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Scarsdale, NY 10583

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Yonkers, NY 10701

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White Plains, NY 10601

City Editor
Tarrytown Daily News
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White Plains, NY 10604

City Editor
The Citizen Register
1 Gannett Drive
White Plains, NY 10601

City Editor
The Enterprise
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Hastings-on-Hudson, NY 10706

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235 Main Street
White Plains, NY 10601

City Editor
The Business Journal
3 Gannett Drive
White Plains, NY 10604

City Editor
Patent Trader-Journal News
185 Kisco Avenue
Mount Kisco, NY 10549

City Editor
Westchester County Weekly
299 West 43rd Street
New York, NY 10036

City Editor
Westchester County Press
P.O. Box 152
White Plains, NY 10602

City Editor
White Plains Reporter Dispatch
1 Gannett Drive
White Plains, NY 10604

City Editor
Yonkers Home News & Times
40 Larkin Plaza
Yonkers, NY 10701

City Editor
Yonkers Jewish Chronicle
584 North Broadway
Yonkers, NY 10701

City Editor
Yonkers Herald Statesman
1 Gannett Drive
White Plains, NY 10604

News Director
Westchester Commuter Central
244 Westchester Avenue
White Plains, NY 10604

News Director
WHUD/WLNA
P.O. Box 310
Beacon, NY 12508

News Director
WHUD/WLNA
Radio Terrace
Peekskill, NY 10566

News Director
WRTN/WVOX
1 Broadcast Forum
New Rochelle, NY 10801

News Director
Cablevision of Westchester
2013 Crompond Road
Yorktown Heights, NY 10598

News Director
Cablevision of Westchester
116 North Main Street
Port Chester, NY 10573

Cablevision of Westchester
2013 Crompond Road
Yorktown Heights, NY 10598

News Director, Channel 18
Mt. Vernon High School
100 California Road
Mount Vernon, NY 10552

News Director
LMC TV
1 Library Lane
Mamaroneck, NY 10543

News Director
Media One Public Access Studio
1053 Park Street
Peekskill, NY 10566

News Director
News 12
6 Executive Plaza
Yonkers, NY 10701

News Director
Paragon Cable
701-717 N. MacQuestein
Mount Vernon, NY 10552

News Director
WRNN TV
721 Broadway
Kingston, NY 12401

Lisa Phillips, Bureau Chief
WAMC
44 Main Street
Kingston, NY 12401

Hank Gross
Mid-Hudson News Network
42 Marcy Lane
Middletown, NY 10941

City Editor
Westmore News, Inc.
33 Broad Street
Port Chester, NY 10573

City Editor
Amierca Latina
33 Broad Street
Port Chester, NY 10573

City Editor
Sound Shore Review
27 White Oak Street
New Rochelle, NY 10801

City Editor
The Daily Item
92 North Avenue
New Rochelle, NY 10801

News Director
WFAS-AM
365 Secor Road, P.O. box 551
Hartsdale, NY 10530

Marc Moran, Regional Director
NYSDEC
21 South Putt Corners Road
New Paltz, NY 12561

Wendy Rosenbach
NYSDEC
21 South Putt Corners Road
New Paltz, NY 12561

Richard Baldwin
NYSDEC
21 South Putt Corners Road
New Paltz, NY 12561

Ram Pergadia
NYSDEC
21 South Putt Corners Road
New Paltz, NY 12561

Michael J. Knipfing
NYSDEC
21 South Putt Corners Road
New Paltz, NY 12561

Michelle Tipple
NYSDEC
21 South Putt Corners Road
New Paltz, NY 12561

Rosalie Rusinko, Esq.
NYSDEC
100 Hillside Avenue, Suite 1W
White Plains, NY 10603

Harold Evans
NYSDEC
625 Broadway
Albany, NY 12233

Sal Ervolina
NYSDEC
625 Broadway
Albany, NY 12233

Mary Young
NYSDEC
625 Broadway
Albany, NY 12233

Gary Litwin
NYSDOH
547 River Street
Troy, NY 12180

Ian Ushe
NYSDOH
547 River Street
Troy, NY 12180

Richard Morse, Counsel Staff
NYS Assembly
Agency Building 4, 5th Floor
Albany, NY 12224

Lois T. Bronz, County Legislator
County Board of Legislators
148 Martine Avenue, 8th Floor
White Plains, NY 10601

Karen Pasquale, State Relations
Office of the County Executive
148 Martine Avenue
White Plains, NY 10601

Ralph E. Butler, Commissioner
Westchester County Public Works
148 Martine Avenue
White Plains, NY 10601

Dr. Norman Jacknis
County Chief Information Officer
148 Martine Avenue
White Plains, NY 10601

Perry Ochacher, Clerk
County Board of Legislators
148 Martine Avenue, 8th Floor
White Plains, NY 10601

Gary f. Kriss, Director of Comm.
County Board of Legislators
148 Martine Avenue, 8th Floor
White Plains, NY 10601

Joseph J. Nicoletti, Jr., P.E.
City of White Plains
255 Main Street
White Plains, NY 10601

White Plains Child Day Care
199 Main Street
White Plains, NY 10601

White Plains City Library
100 Martine Avenue
White Plains, NY 10601

Assemblywomen Amy Paulin
700 White Plains Road
Scarsdale, NY 10583

Hon. Arnold Bernstein, Councilman
25 Rockledge Avenue
White Plains, NY 10601

Hon. Ben Boykin, Councilman
78 Midchester Avenue
White Plains, NY 10606

Hon. Robert Greer, Councilman
20 Cushman Road
White Plains, NY 10601

Hon. Larry Delgado, Councilman
300 Martine Avenue
White Plains, NY 10601

Hon. Rita Malmud, Councilwomen
7 Seymour Place
White Plains, NY 10605