



FACT SHEET **Brownfield Cleanup Program**

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Site Name: Chatsworth Coal and Supply Site
DEC Site #: C360132
Address: North Avenue and 2101 Palmer Avenue
Larchmont, NY

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 the Chatsworth Coal and Supply Site ("site") located at North Avenue and 2101 Palmer Avenue, Larchmont, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

How to Comment:

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from July 03, 2014 through August 18, 2014. The draft Remedial Work Plan and Proposed Decision Document containing the proposed site remedy is available for public review at the repositories 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.

The proposed remedy consists of:

Excavation of impacted soil, cover system installation, implementation of an institutional control, and site management as outlined below.

- 1) Excavation and proper disposal of impacted soil to depths between approximately 4-8 feet below ground surface (bgs) with the goal of achieving Track 2 soil cleanup objectives (SCOs), and collect sidewall and endpoint samples to demonstrate if the Track 2 SCOs are achieved.
- 2) A site cover will be placed that consists either of the structures such as buildings, pavement, sidewalks comprising the site development, or a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable SCOs. Where the soil cover is required it will be a minimum of two feet of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use. The soil cover will be placed over a demarcation layer, with the upper six inches of soil.
- 3) Imposition of an institutional control in the form of an environmental easement for the site that:
 - requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls;
 - allows the use and development of the controlled property for restricted residential use, although land use is subject to local zoning laws;
 - restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or Westchester County DOH; and
 - requires compliance with the Department approved Site Management Plan.

- 4) A Site Management Plan is required, which includes the following:
- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the institutional controls noted above and the engineering controls remain in place and effective.
 - b. a monitoring plan to assess the performance and effectiveness of the remedy

The proposed remedy was developed by WB Pinebrook Associates, LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

The remedial investigation (RI) has been completed, and the RI demonstrates that contaminants of concern are not migrating from the site. Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. The DER's Decision Document requires the excavation of soil for contaminants of concern and an engineered cover system applied to the entire site.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. 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 North Avenue and 2101 Palmer Avenue in Larchmont, Westchester County, and consists of two tax parcels totaling approximately 1.519 acres in size. It is located north of Palmer Avenue and southeast of the New England Thruway (Interstate 95) and the New York/New Haven Metro North Railroad Line.

Site Features: The property is primarily vacant, with no structures. With the exception of one bedrock outcrop, the entire site is paved. It had previously been used over the last several years for storage of trailers and has two fenced-in areas on the northern and southwestern sections.

Current Zoning and Land Use: The site is inactive, and is currently zoned for industrial use. **Past Use of the Site:** The site was part of the Chatsworth Coal and Supply Company since around 1919 and had railroad tracks running through it. By 1947, several structures related to Henigson's Building Materials had been constructed on the Site's northeastern corner. By 1974, a designated parking area had been added in the southern portion of the site.

Site Geology and Hydrogeology: The site is at an elevation of approximately 36 feet above mean sea level (AMSL) at the northern end and 27 feet AMSL at the southern end. It is underlain by granitic gneiss, which is likely part of the Harrison Gneiss formation. Approximately 14 feet of soil overlays the gneiss bedrock.

A thin layer of native soils is the uppermost geologic unit. This aquifer consists primarily of glacial tills consisting of a poorly sorted mixture of sand, silt, clay, gravel, and boulders. The till typically has a low to moderate permeability, and overlays the metamorphic bedrock. Depth of water in the vicinity of the Site is estimated to be about 8 feet below grade. Groundwater flow is typically west to southwest. The site and surrounding area are supplied drinking water from a municipal water system.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/extentapps/derexternal/haz/details.cfm?pageid=3&progno=C203069>

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 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: <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.

Larchmont Public Library
121 Larchmont Avenue
Larchmont, NY 10538
Phone: (914) 834-2281, Ext 115

NYSDEC Region 3 Office
21 S. Putt Corners Road
New Paltz, NY 12561
Phone: (845) 256-3154
Please call for an appointment

Who to Contact

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

Project Related Questions

Scott Deyette, Project Manager
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
Email: sxdeyett@gw.dec.state.ny.us

Site-Related Health Questions

Steve Karpinski, Project Manager
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Room 1787 Empire State Plaza
Albany, NY 12237
(518) 402-7880
sxk23@health.state.ny.us

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.

FIGURE 1 – SITE LOCATION MAP

