



**Department of
Environmental
Conservation**

FACT SHEET

Brownfield Cleanup Program

Ardsley LLC

**1 Lawrence Street
Ardsley, NY 10502**

SITE No. C360146

NYSDEC REGION 3

June 2021

Where to Find Information:

DEC Info Locator – Web Application

<https://www.dec.ny.gov/data/DecDocs/C360146/>

Document Repository Name*

Greenburgh Public Library
300 Tarrytown Road
Elmsford, NY 10523
(914) 721-8200

*(*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance)*

Who to Contact:

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

Project-Related Questions

Michael Kilmer, Project Manager
NYSDEC
21 S. Putt Corners Rd.
New Paltz, NY 12561
(845) 633-5463
michael.kilmer@dec.ny.gov

Project-Related Health Questions

Kristin Kulow
NYSDOH
28 Hill St, Suite 201
Oneonta, NY 13820
(607) 353-4335
kristin.kulow@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Ardsley LLC site (“site”) located at 1 Lawrence Street, in the Village of Ardsley, Westchester County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for off-site migration and human exposure to contaminants in the soil vapor. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a “Remedial Action Work Plan (RAWP)” for 45 days, from **June 23 through August 6, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360146/>.
- Documents also are available at the location(s) identified at left under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

Draft Remedial Work Plan: The proposed Commercial Use remedy consists of:

- Treating contaminated soil and groundwater by mixing with chemical oxidants to break down contaminants;
- Collecting and analyzing post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above commercial use soil cleanup objectives;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;

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- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site

The proposed remedy was developed by Ardsley LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant 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.

Site Description: The site is 6.25-acres and is bordered on the south by Lawrence Street, and on the east by the Saw Mill River Road. No structures remain on the site and the site perimeter is currently fenced. Previously, the site was operated by the Stauffer Chemical Company starting in the 1920s and then Akzo Nobel from 1987 until 2006. The facility was demolished between 2008 and 2009.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360146) at:

<https://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are volatile organic compounds (VOCs) related to historic usage as well as semi-volatile organic compounds (SVOCs) and metals, which are present site-wide in soil. SVOCs and metals contamination is limited to surface soils. Groundwater is impacted with VOCs and metals. The source of VOC contamination in the groundwater has been delineated in the area of historic on-site usage.

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:
<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

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Site Location



Site Location Map

Ardley LLC Site
City of Greenburgh, Westchester County
Site No. C360146

A north arrow is located in the bottom left corner, showing cardinal directions N, S, E, and W. Below it is a scale bar with markings at 0, 100, and 200 feet.