



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/C360178>

Mount Pleasant Public Library
350 Bedford Road
Pleasantville, New York 10570
(914) 769-0548

Who to Contact

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

Project-Related Questions

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

FACT SHEET

Brownfield Cleanup Program

52 Depew Street
52 Depew Street
Pleasantville, NY 10601

January 2024

SITE No. C360178
NYSDEC REGION 3

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 52 Depew Street site ("site") located at 52 Depew Street, Pleasantville, Westchester County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Lighthouse Pleasantville LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C360178>
- The documents are also available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of approximately 4,000 cubic yards of grossly contaminated soil exceeding the Restricted Residential Use Soil Cleanup Objectives (RRUSCOs).
- In-Situ (in-place) Chemical Oxidation is a technology used to treat residual volatile organic compounds in the groundwater. A chemical oxidant was injected into groundwater along the western portion of the site.
- The new development will maintain a site cover, which consists of the structures (building, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover was placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain vegetation.
- A Site Management Plan (SMP) was developed for long-term management of residual contamination as required by the environmental easement, including plans for: (1) Institutional and Engineering Controls; (2) monitoring; (3) reporting; and
- An environmental easement was granted to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Monitoring Well Network

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The 0.826-acre site is located immediately to the east of the Saw Mill River Parkway, just north of Grant Street. The historical usage of the site extends back to 1924 when it was utilized as a railroad coal yard. By 1927 the site was used as a hay, feed, and grain storehouse, and by the 1940's to the 1990's the site was used as an auto fueling station. Since then, it has been utilized as an automobile repair facility before entering the Brownfield Cleanup Program in 2018. This historical usage of the site resulted in contamination of the subsurface with semi-volatile organic compounds, and primarily petroleum volatile organic

compounds, which have been cleaned up under the Brownfield Cleanup Program.

Re-development at the site consists of a 3-story multi-family building with 71 apartments, first-floor open air garage, and 103 parking spaces. The site has achieved a Track 4 Restricted Residential Use cleanup.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360178) at:

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

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 NYSDEC 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>

BROWNFIELD CLEANUP PROGRAM

Site Location





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