



FACT SHEET

Voluntary Cleanup Program

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**Elmsford Distribution Center (1 Warehouse Lane)
V00262
Elmsford, NY**

July 2011

No Further Action Remedy Proposed for Voluntary Cleanup Program Site 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 Elmsford Distribution Center (1 Warehouse Lane) (site) located in the Village of Elmsford, Westchester County. See map for site location.

The Proposed Remedy

Because the site was remediated under an interim remedial measure (IRM), the remedy proposed is no further action with periodic monitoring to ensure that the IRM was successful. RMC Development Co., Inc and the current owner, Elmsford Realty Associates, LLC (volunteers) developed the proposed remedy after performing a detailed investigation of the site and conducting the IRM under New York’s Voluntary Cleanup Program.

The proposed remedy is described in a draft Decision Document prepared by NYSDEC. The documents are available for review at the locations identified below under “Where to Find Information”.

How to Comment

NYSDEC is accepting written public comments about the proposed remedy for 30 days, from **August 2, 2011** through **September 1, 2011**.

Voluntary Cleanup Program: New York’s Voluntary Cleanup Program (VCP) was developed to encourage private sector volunteers to investigate and clean up contaminated properties and return these sites to productive use. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the VCP, visit:
www.dec.ny.gov/chemical/8442.html

Submit written comments to:

Michael MacCabe
New York State Department of Environmental
Conservation
625 Broadway, 12th Floor
Albany, NY 12233-7016
mdmaccab@gw.dec.state.ny.us

Remedial History

In September 2001, a 10,000-gallon diesel underground storage tank (UST), two 275-gallon waste oil USTs, a 275-gallon above-ground waste oil storage tank (AST), a 1,500-gallon fuel oil AST, a 2,000-gallon fuel oil UST and contaminated soil were removed from the site under an interim remedial measure (IRM). Soil was also excavated from the former location of a 4,000-gallon gasoline UST that was removed in the mid-1990s. From all of the excavations, a total of approximately 21,000 tons of impacted soil was excavated and properly disposed of off-site.

Post-excavation sampling found that soil contamination above recommended soil cleanup objectives (RSCOs) remained in some of the excavations and on-site groundwater.

Summary of the Proposed Remedy

Based on the results of the investigations at the site and the IRM that has been performed the Department is proposing No Further Action and the implementation of the institutional control (IC) of a deed restriction and the engineering control (EC) of a site management plan as the proposed remedy for the site. The Department believes that this remedy is protective of human health and the environment.

The proposed remedy consists of the imposition of an institutional control in the form of a deed restriction for the site that: limits the use and development of the property to commercial and industrial use; restricts the use of groundwater as a source of potable or process water; prohibits agriculture or vegetable gardens on the controlled property; requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls; and requires compliance with the Department approved Site Management Plan.

The Site Management Plan includes an institutional and engineering control plan that includes, but may not be limited to: a soil management plan which details the provisions for management of future excavations in areas of remaining contamination and a monitoring plan to assess the performance and effectiveness of the remedy. The monitoring plan includes, but may not be limited to, monitoring of groundwater to assess the performance and effectiveness of the remedy and monitoring for vapor intrusion for any new buildings developed on the site and/or if the use of the current structure changes.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Action Work Plan that describes the proposed remedy is revised as needed to describe the selected remedy, and will be made available to the public (see “Where to Find Information” below).

Background

NYSDEC previously accepted an application from the volunteer to participate in the Voluntary Cleanup Program. The application proposes that the site will continue to be used for commercial purposes.

The one-half-acre site is occupied by a 6,600 square foot vehicle repair facility that was constructed in 1957. See Figure 2. Since first constructed in 1957, the site has been a truck and/or bus repair facility within an industrial park in Elmsford. The surrounding area beyond the industrial park is densely developed with commercial and residential properties. The Saw Mill River is the eastern border of the site.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public stay informed. These documents include the draft Decision Document.

Greenburgh Public Library
300 Tarrytown Road
Elmsford, NY 10523
914-993-1600
Mon., Thurs., Fri., Sat.- 10-5:30
Tues, Wed. - 10-9:00

Town Clerk
Greenburgh Town Hall
320 Tarrytown Road
Elmsford, NY 10523
914-993-1500
Mon.- Fri. 9:00 to 5:00

NYSDEC Region 3
Headquarters
21 South Putt Corners Road
New Paltz, NY 12561
Attn.: Michael Knipfing
845-256-3154
Mon-Fri - 8:30 to 4:45

Whom to Contact

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

Project-Related Questions

Michael MacCabe
New York State Department of
Environmental Conservation
625 Broadway
12th Floor
Albany, NY 12233-7016
518-402-9768
mdmaccab@gw.dec.state.ny.us

Site-Related Health Questions

Fay Navratil
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Flanigan Square, Room 300
547 River Street
Troy, NY 12180-2216
518-402-7860

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

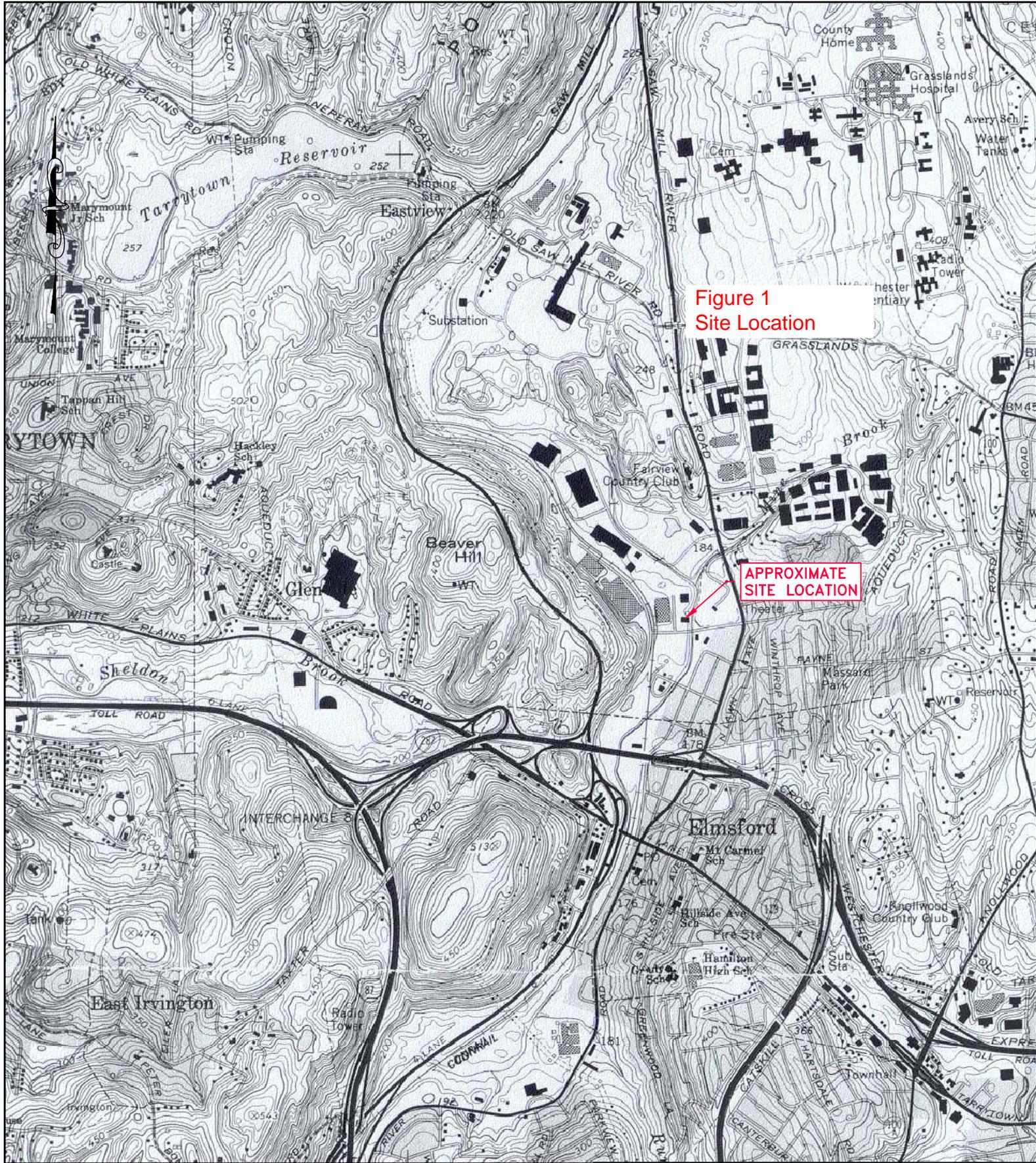
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



**Figure 1
Site Location**

**APPROXIMATE
SITE LOCATION**

Environmental Waste Management Associates, LLC P.O. Box 5430 Parsippany, NJ 07054 Tel: (973) 560-1400	SCALE: 1" = 2,000'	PROJECT# 200385
	DATE: 10/6/10	DRAWN BY: RR CHECKED BY: AK
SITE LOCATION ELMSFORD DISTRIBUTION CENTER 1 WAREHOUSE LANE ELMSFORD, NEW YORK	FIGURE# 1	

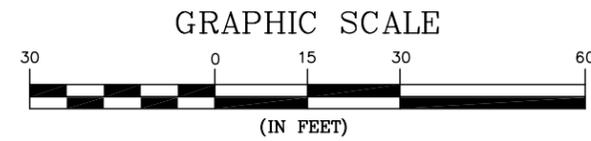
**Figure 2
Site Plan**

AREAS OF CONCERN (AOCs)

- AOC1** LOCATION OF FORMER 4,000 GALLON DIESEL UST
- AOC2** LOCATION OF FORMER 275 GALLON WASTE OIL UST
- AOC3** LOCATION OF FORMER 275 GALLON WASTE OIL AST
- AOC4** LOCATION OF FORMER 275 GALLON WASTE OIL UST
- AOC5** LOCATION OF FORMER 10,000 GALLON GASOLINE UST
- AOC6** INTERIOR STAIN
- AOC7** LOCATION OF FORMER 1,500 GALLON #2 FUEL OIL AST
- AOC8** LOCATION OF FORMER 2,000 GALLON #2 FUEL OIL UST

approximate
site
boundary

- LEGEND**
- ⊕ MONITORING WELL LOCATION
 - REMEDIAL EXCAVATION BOUNDARY



Environmental Waste Management Associates, LLC P.O. Box 5430 Parsippany, NJ 07054 Tel: (973) 560-1400 	SCALE: AS SHOWN	PROJECT# 200385
	DATE: 10/6/10	
	DRAWN BY: RR CHECKED BY: AK	
AREAS OF CONCERN (AOC) PLAN ELMSFORD DISTRIBUTION CENTER 1 WAREHOUSE LANE ELMSFORD, NEW YORK		FIGURE# 6

