FACT SHEET

Brownfield Cleanup Program

YMCA White Plains
250 Mamaroneck Avenue
White Plains, NY 10605

SITE No. C360206
NYSDEC REGION 3

May 2021

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation to investigate the YMCA – White Plains site ("site") located at 250 Mamaroneck Avenue, White Plains, Westchester County. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Mamaroneck White Plains, LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from May 5, 2021 **through June 4, 2021**.

- Access the RIWP and other project documents online through the DECinfo Locator: https://www.dec.ny.gov/data/DecDocs/C360206/ Documents also are available at the location 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs) in soil and groundwater on-site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

Where to Find Information

Access project documents through the DECinfo Locator https://www.dec.ny.gov/data/DecDocs/C360206/ and at this location:

White Plains Public Library
100 Martine Avenue
White Plains, NY 10601
Attn: Brian J. Kenney, PhD.

(Repositories may be unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager for assistance)

Who to Contact

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

Project-Related Questions
John Spellman
NYSDEC
625 Broadway
Albany, NY 12233-7014
(518) 402-9686
john.spellman@dec.ny.gov

Project-Related Health Questions
Gregory Rys
NYSDOH
5665 State Route 5
Herkimer, NY 13350
(315) 866-6879
beei@health.ny.gov

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

BROWNFIELD CLEANUP PROGRAM

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The 1.16-acre site includes one building, with sections that are 6-stories, 4-stories, or 1.5-stories tall and were formerly used for a YMCA athletic center, and single room occupancy residential units. The site borders Mamaroneck Avenue on the east. Commercial offices and retail properties border the site on the north, east and south. Residential properties border the site to the west. The site is currently unoccupied.

Preliminary testing suggests potential contamination resulting from a former underground storage tank, which held heating oil. The tank was removed in 2015.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360206) at:

https://www.dec.ny.gov/cfmx/extapps/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 DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

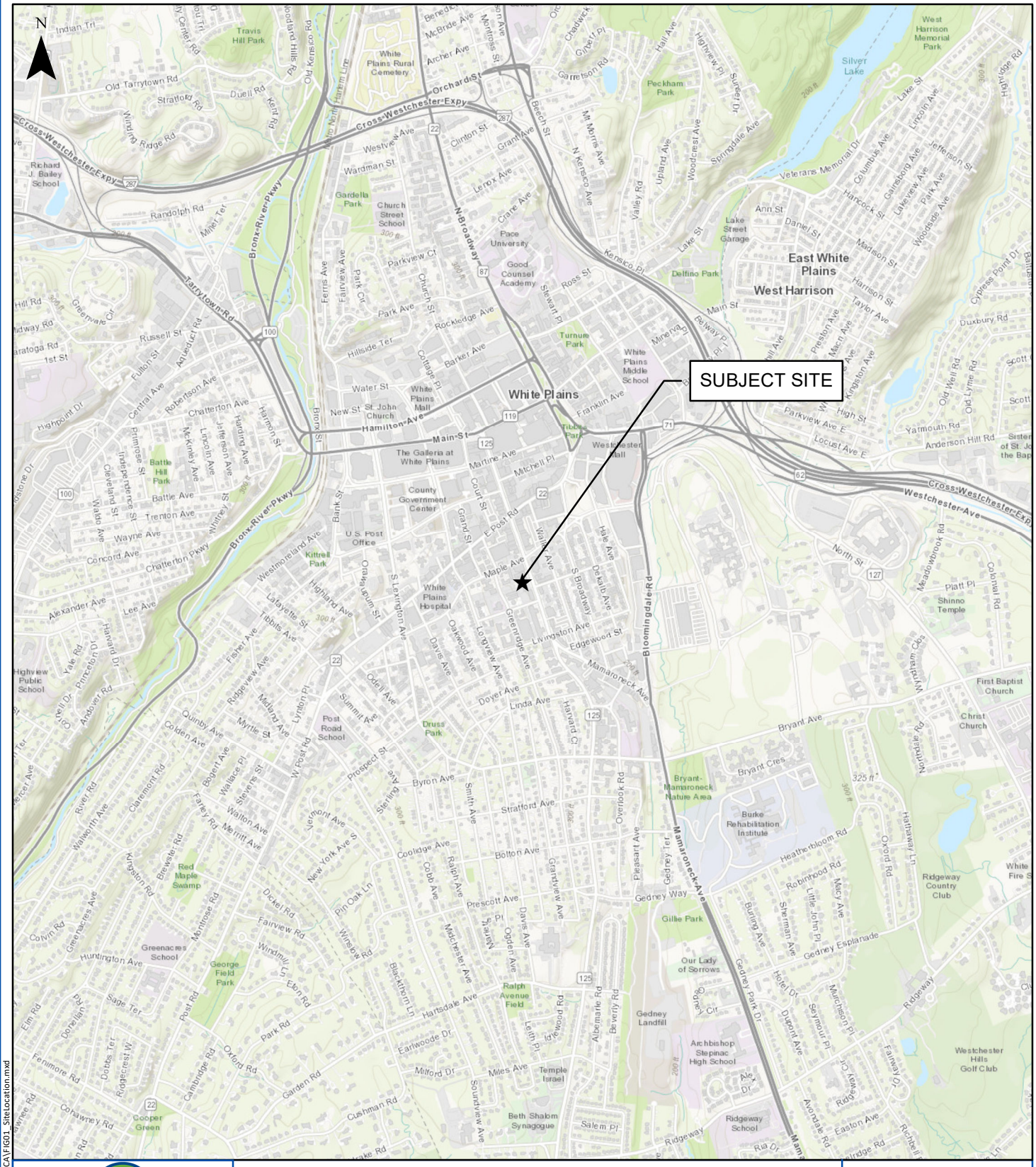
For more information about the BCP, visit:
https://www.dec.ny.gov/chemical/8450.html

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:
https://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



SITE LOCATION

250 Mamaroneck Ave
White Plains, NY

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Project:	SLC2003
Date:	9/30/2020
Designed by:	JLL
Drawn by:	TJS
Approved by:	JLL
Figure No:	1

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