



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Sun Valley Nursery Filling
Station
136-140 Croton Avenue
Ossining, NY 10562

October 2022

SITE No. C360207
NYSDEC REGION 3

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360207/>
and at these location(s):

Ossining Public Library
53 Croton Avenue,
Ossining, NY 10562
Attn: Karen LaRocca-Fels
Phone: (914) 941-2416

**The Village of Ossining Planning
Department**
101 Briarcliff-Peekskill Parkway,
Ossining, NY 10562
Attn: Jaime Martinez
Phone: (914) 762-6232

Who to Contact

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

Project-Related Questions
Michael Squire, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9546
michael.squire@dec.ny.gov

Project-Related Health Questions
Perrie Rose Megyeri
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-1398
beci@health.ny.gov

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

Draft Interim Remedial Measure Work Plan for Brownfield Site Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at the Sun Valley Nursery Filling Station site ("site") located at 136-140 Croton Avenue, Ossining, Westchester County. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **October 26** through **November 25, 2022**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C360207/>
- 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 Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes proposed upcoming cleanup activities that include:

- Removal and disposal of previously unidentified Underground Storage Tanks (USTs);
- Excavation and off-site disposal of contaminated soil down to weathered bedrock, found at about 10 feet below surface grade across most of the site;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill; and
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

Site Description: The site is 0.8 acres and is bordered on the west by Prospect Avenue, on the east by Watson Avenue, on the south by single family housing, and on the north by Croton Avenue. It is currently vacant with no structures. A garden nursery was the last occupant at the site, between 1997 and December 2017. All structures were demolished by February 2020. The site had previously been used as a gas station, taxi service, and auto repair facility between the 1940s and 1997.

The planned redevelopment of the site will be a mix of retail space and apartments. The anticipated cleanup standard will be to restricted residential use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360207) at:

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

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

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

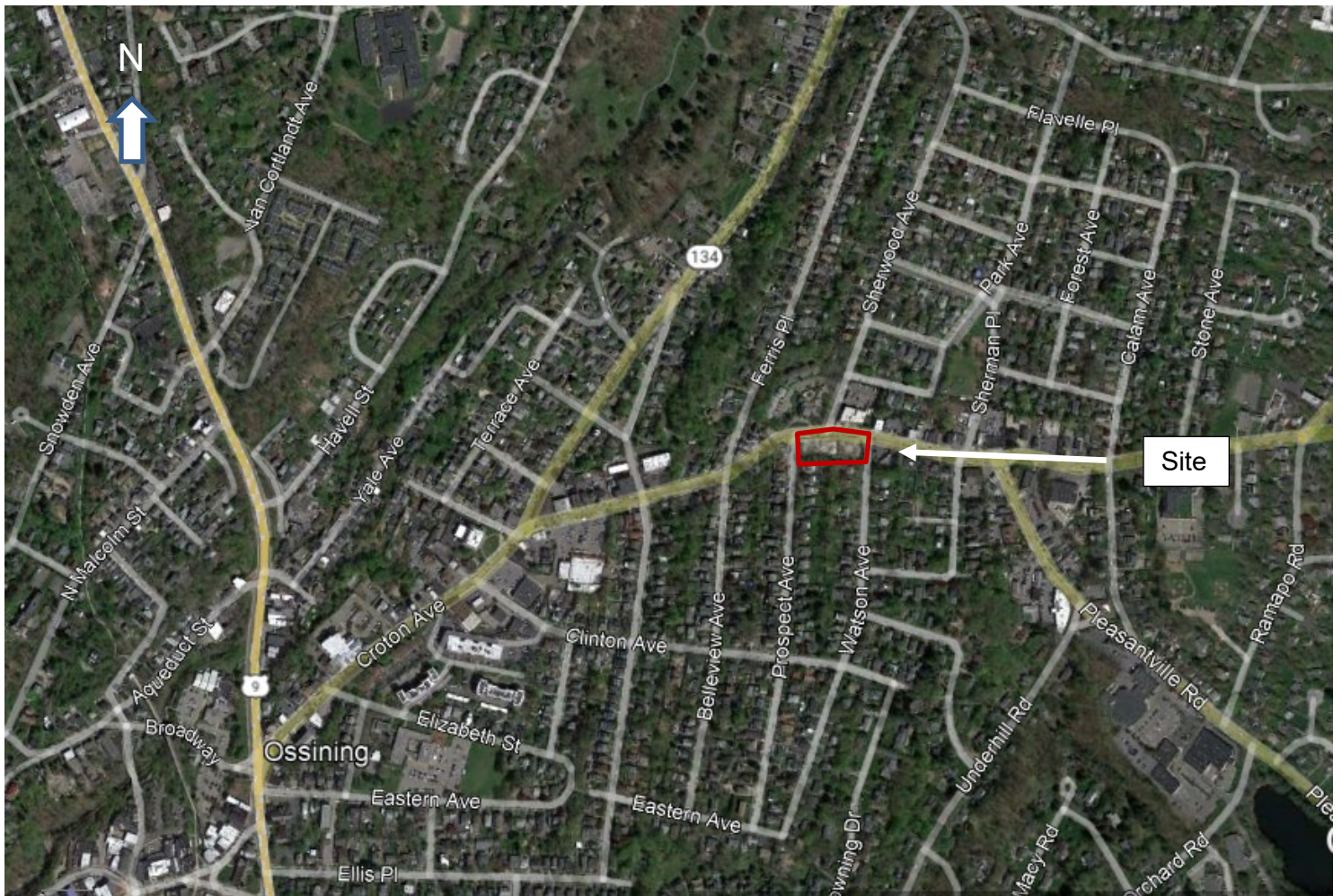
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
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Contact: Michael Squire, 518-402-9546, michael.squire@dec.ny.gov