

**FACT SHEET****Brownfield Cleanup  
Program**

221 Main Street  
BCP Site No. C360073  
White Plains, Westchester County, NY

December 2006

## NYSDEC Certifies Remediation Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that LC Main, LLC has achieved remediation requirements to address contamination related to the 221 Main Street Brownfield Cleanup Site located at 221 Main Street in the City of White Plains, Westchester County, New York, under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. NYSDEC has issued a Certificate of Completion to LC Main, LLC regarding the 221 Main Street site. LC Main, LLC is now eligible to redevelop the site. A copy of the Certificate of Completion is available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by LC Main, LLC to participate in the BCP. The application proposes that the site will be used for a combination of residential and commercial use.

### Certificate of Completion

The Certificate of Completion issued by NYSDEC contains:

- 1) a description of the remedial activities completed;
- 2) a certification that remediation requirements have been or will be achieved;
- 3) the boundaries of the site;
- 4) a description of 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 the remedial action leaves residual contamination that 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;
- 5) a certification that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by NYSDEC.

"*Remedial activities*" and "*remediation*" refer to all necessary actions to address any known or suspected contamination associated with a 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 include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:  
[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

Remedial measures were taken at the site to remove all former sources of contamination and related contaminated media (soil, groundwater) within the site boundary. This was accomplished by excavating and removing all buried underground storage tanks (USTs) from the site, which were the source of soil and groundwater contamination, and were also a potential source of soil vapor contamination. The removal of contamination was done as an Interim Remedial Measure (IRM).

The IRM began in the spring of 2005 and was completed in the summer of 2006. IRM activity occurred both on site and off site, including all areas within the BCP site

boundary, plus off site at an adjacent New York Power Authority (NYPA) garage where some groundwater contamination existed. As a result of the IRM:

- > Nine (9) USTs and their contents were removed from the site;
- > Approximately 23,720 tons of contaminated soil were removed from the site;
- > Approximately 22,832 gallons of contaminated groundwater were removed from the site and the adjacent NYPA site;
- > Potential soil vapor contamination was also remediated by removing the above sources

Because contamination at the site has been remediated and the potential contamination sources have been removed, an Operations, Monitoring, and Maintenance (OM&M) Plan is not needed for this site to evaluate the effectiveness of the remedy. In addition, no institutional and/or engineering controls are necessary.

### **Next Steps**

NYSDEC issued the Certificate of Completion based on review and approval of a Final Engineering Report (FER) submitted by LC Main, LLC. The FER described the remedial activities completed and certified that remediation requirements have been achieved for the site.

With its receipt of a Certificate of Completion, LC Main, LLC is eligible to redevelop the site. In addition, LC Main, LLC:

- > has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- > is eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

### **Background**

The site is located at 221 Main Street in downtown of White Plains, Westchester County, New York. The site occupies the majority of one City block and contains 203 – 227 Main Street, and 293-303 Hamilton Ave (the municipal parking lot). The area surrounding the site is commercial with a mix of retail and office space. Previous site investigations verified that abandoned underground storage tanks (USTs) existed at the site, and there was evidence of soil and groundwater contamination as well. A Remedial Investigation (RI) completed under the BCP indicated that soil was the principally impacted medium for this site, but appeared to be limited to the areas where the USTs were located. Contaminated soil was excavated as the USTs were removed during the IRM, and confirmatory end-point samples indicate that recommended soil cleanup objectives have been achieved for the site.

## **FOR MORE INFORMATION**

### **Document Repository**

Local document repositories have been established at the following locations to help the public to review important project documents. These documents include the Certificate of Completion and the application to participate in the BCP accepted by NYSDEC:

White Plains Public Library  
100 Martine Ave  
White Plains, NY 10601

NYSDEC Region 3 Office  
21 South Putt Corners Road  
New Paltz, NY 12561

Phone: (914) 422-1400

Phone: (845) 256-3154

### **Who to Contact**

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

#### Project Related Questions

Michael Ryan, P.E.

New York State Department of Environmental  
Conservation

Division of Environmental Remediation

Remedial Bureau C

Albany, NY 12233-7014

Phone: (518) 402-9564

#### Health Related Questions

Nathan Walz

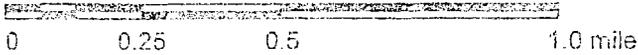
New York State Department of Health

Flanigan Square, 547 River Street,

Troy, NY 12180-2216

Phone: (518) 402-7830

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.



Quadrangle Location

**topozone**  
 Copyright 1999-2003 Maps & Data, Inc.

M  
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 G

M=-13.651  
 G=0.809

# S&W Redevelopment

of North America, LLC  
 Syracuse, New York

221 MAIN STREET  
 CITY OF WHITE PLAINS  
 WESTCHESTER COUNTY, NEW YORK

DEC 2006

N5023

**SITE LOCATION**