BROWNFIELD CLEANUP PROGRAM
DECISION DOCUMENT

Granite Pointe Subdivision Site
Somers, Westchester County, New York
Site No. C360107
February 2010

Statement of Purpose and Basis

This Brownfield Cleanup Program (BCP) Decision Document presents the remedy identified by the Department of Environmental Conservation (Department) for the Granite Pointe Subdivision site. The remedial program was chosen in accordance with Article 27 Title 14 of the New York State Environmental Conservation Law, and the 6 NYCRR Part 375 regulations relative to the BCP.

Description of the Site

This BCP site is located in Somers, Westchester County, and is identified as lots 10-13 in the proposed Granite Pointe development, a single family residential home subdivision. The site is a 4.7 acre potion of located in the northeast corner if the 28.8 acre property. The site is a largely wooded, vacant parcel. To the east of the property is the Amawalk Reservoir. Tomahawk Street is located to the west, and residential properties are located to the north and south of the site. Trap shooting and target shooting were conducted on-site from 1938 to 1968.

Nature and Extent of Contamination

Contamination was identified by the Remedial Investigation, which represents a significant threat to public health and the environment, requiring a remedial program to address the contamination identified below. The off-site exposure assessment identified the potential for impact, which will be assessed separately.

Nature of contamination: The primary contaminants of concern (COCs) at the site are inorganics (metals) and semi-volatile organic compounds (SVOCs).

Extent of contamination

Source areas/Waste disposal - Lead impacts in lot numbers 10-13 can be attributed to past trap and target shooting on-site. Analysis has identified lead concentrations in soil above 6 NYCRR Part 375 Soil Cleanup Objectives (SCOs) as well as values above toxicity characteristic leaching procedure (TCLP) levels which trigger handling and disposal as hazardous waste. SVOC impacts above Part 375 SCOs have also been observed and are likely due to historic dumping activities, including road construction debris.

Soil - The site is impacted by lead contamination that ranges in concentration from below detection limits, to 77,100 parts per million (ppm). The depth of lead contamination ranges from one foot below grade to four feet below grade. The SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene and indeno(1,2,3-cd)pyrene were found above SCOs in shallow soils on-site

at maximum concentrations of 79.6 ppm, 82.2 ppm, 99 ppm, 37 ppm, 53.1ppm, and 54.6 ppm, respectively.

Groundwater - A total of ten groundwater samples were collected as part of the Remedial Investigation. Analysis revealed contravention of the groundwater standard for lead in only one on-site monitoring well. Lead was detected at a concentration of 98.3 parts per billion (ppb). As part of a pre-design delineation study, filtered groundwater samples were later collected from the well that showed lead detections above standards. Lead was not detected in any of the filtered groundwater samples.

Description of the Remedy

Based on the results of the Alternatives Analysis and the criteria identified for evaluation of alternatives, the Department has selected the excavation of contaminated soil to achieve a Track 1 cleanup for this BCP site. The components of the remedy set forth in the Remedial Work Plan are as follows:

1. A remedial design program will be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program. All necessary permits will be obtained (e.g., tree removal permit from the Town of Somers).

2. Prior to remediation, a soil erosion and sediment control plan will be established to eliminate the risk of surface water run-off transporting contamination from the site. The plan will be developed to protect natural resources including the Amawalk Reservoir. The soil erosion and sediment control plan will be submitted to the Town of Somers Planning Board and all applicable agencies, including the NYCDEP, for review and approval prior to the commencement of remedial activities.

3. The proposed excavation area will be fenced off.

4. Particulates and dust will be monitored and corrective measures implemented, as necessary, pursuant to the Department approved Community Air Monitoring Plan. Dust and particulates from construction activities will be controlled during all activities undertaken where contaminants remain in the area subject to the remedy, using water. Excavations, stockpiles, access roads, and other work areas associated with the remedial program within the site will be free from dust and particulates that may result in exposure or a nuisance to the neighboring community.

5. Any waste derived during the excavation activities and post-excavation sampling activities will be stored, sampled and properly disposed of at an appropriate disposal facility. Decontamination fluids will be temporarily stored on-site. Containers will be sealed and secured at the end of each work day and upon characterization, these fluids will be properly disposed.

6. A temporary access road or the proposed Munson Frost Road will be constructed in order to allow for truck traffic into and out of the excavation areas.

7. Impacted area soil will be excavated and direct loaded into dump trucks. Soils which exceed the toxicity characteristic (ref. 6 NYCRR Part 371.3) for lead will be managed, transported and disposed as hazardous waste. Soils excavated from the area with non-elevated TCLP lead results, but which

exceed the SCOs, will be managed, transported and disposed of at an appropriate waste disposal facility.

8. All areas will have confirmatory sampling to assure the appropriate excavation limits (TCLP and unrestricted SCOs) have been achieved. In addition, post-excavation groundwater samples will be collected and analyzed.

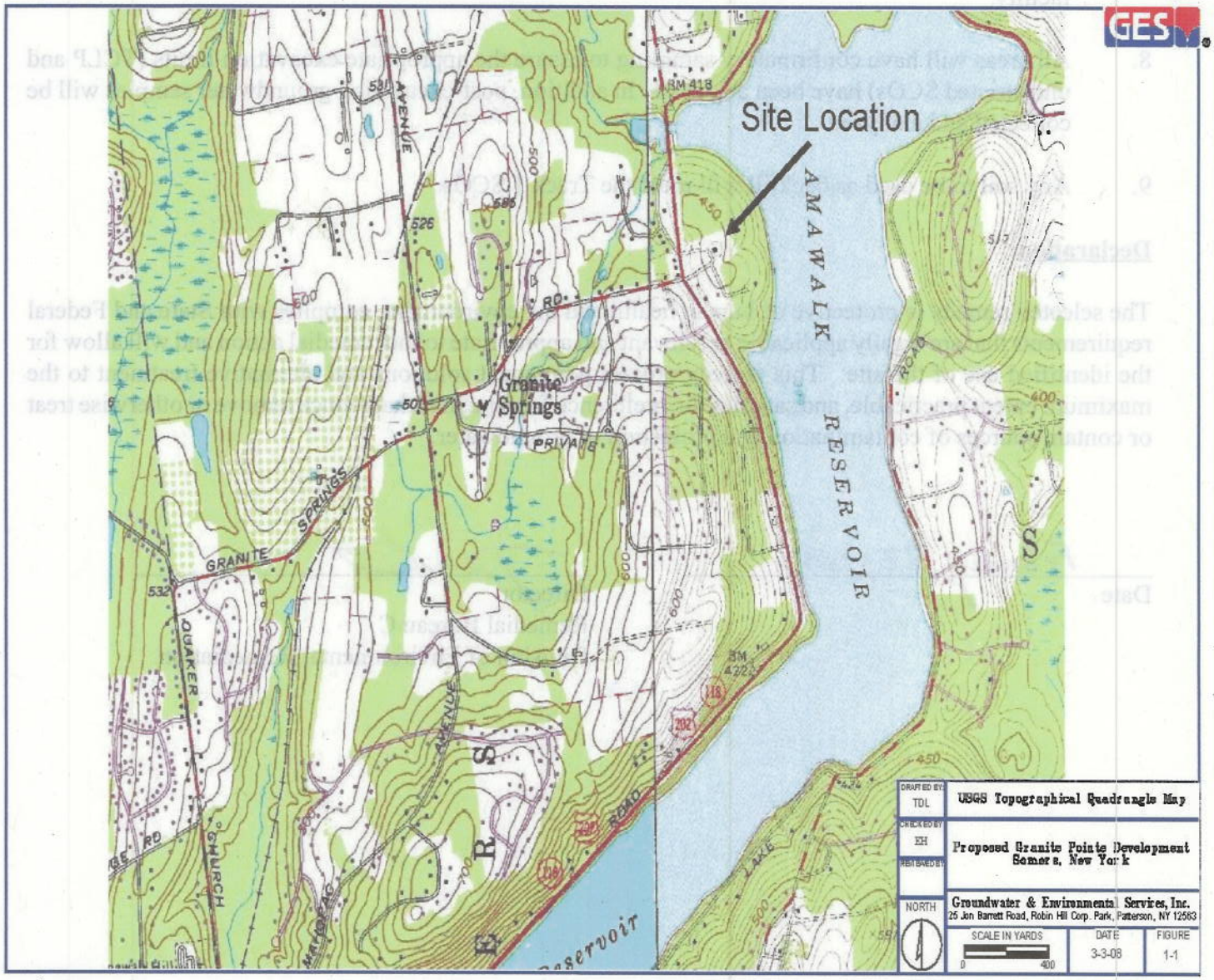
9. Any soil to be used as backfill will meet the Track 1 SCOs.

Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action and will allow for the identified use of the site. This remedy utilizes permanent solutions and alternative treatment to the maximum extent practicable, and satisfies the preference for remedies that reduce remove or otherwise treat or contain sources of contamination and protection of groundwater.

February 22, 2010
Date

Director
Remedial Bureau C
Division of Environmental Remediation


Site Location
AMAWALK RESERVOIR
Granite Springs
PRIVATE
GRANITE SPRINGS
QUAKER
CHURCH
AVENUE
ROAD
LAKE
RM 418
RM 422
TDL
EH
USGS Topographical Quadrangle Map
Proposed Granite Pointe Development
Somers, New York
Groundwater & Environmental Services, Inc.
25 Jon Barrett Road, Robin Hill Corp. Park, Patterson, NY 12563
NORTH
SCALE IN YARDS
0
400
DATE
3-3-08
FIGURE
1-1


STREET
TOMAHAWK
MAP OF PROPERTY
known as
"GRANITE POINTE"
situate in the
TOWN OF SOMERS
COUNTY OF WESTCHESTER, NY
PREPARED BY:
DONNELLY LAND
SURVEYING, P.C.