



FACT SHEET

Brownfield Cleanup Program

Former M. Argueso and Co., Inc.

Site No. C360108

Village of Mamaroneck, Westchester County NY

July 2009

Draft Investigation Work Plan for Brownfield Site Available for Public Comment Interim Remedial Measures Also Proposed

The public is invited to comment on a draft investigation and interim remedial measures work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Former M. Argueso and Co., Inc. ("site") located at 441 and 442 Waverly Avenue in the Village of Mamaroneck, Westchester County. See Figure 1 for site location. The work plan, called a "Remedial Investigation/Interim Remedial Measures Work Plan," was submitted to the NYSDEC by New Waverly Avenue Associates, LLC ("applicant") under New York's Brownfield Cleanup Program.

How to Comment

NYSDEC is accepting written comments regarding the work plan for 30 days, from August 3, 2009 through September 1, 2009. The draft investigation work plan is available for review at the Village of Mamaroneck office, Mamaroneck Public Library and the NYSDEC Region 3 office in New Paltz identified below under "Where to Find Information".

Submit written comments to:

William T. Ports, P.E.

New York State Department of Environmental Conservation

625 Broadway

Albany, New York 12233-7014

wfports@gw.dec.state.ny.us

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** 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.ny.gov/chemical/8450.html

Highlights of the Proposed Site Investigation

The site investigation has several goals:

1. define the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected;
2. identify the source(s) of the contamination;
3. assess the impact of the contamination on public health and the environment; and

4. provide information to support the development of a proposed remedy to address the contamination.

The investigation will be performed by the applicant with oversight by the NYSDEC and New York State Department of Health (NYSDOH).

The site is contaminated with solvents used in the wax manufacturing process, metals and fuel oil (a solvent is any substance that dissolves another to form a solution). An investigation conducted in 2005 for the site indicates groundwater is impacted by petroleum contaminants and solvents and soil is impacted by petroleum contaminants and metals.

Proposed investigation activities for the site includes:

- Groundwater Sampling
- Soil Sampling

Highlights of the Draft Interim Remedial Measures (IRM) Work Plan

The draft IRM Work Plan includes plans to remove several underground structures that are believed to exist at the site. Interim remedial measures are actions which can be undertaken without extensive investigation and evaluation to prevent, mitigate or remedy environmental damage attributable to a site.

These structures include:

- An oil/water separator tank and three (3) associated dry wells;
- An 8000-gallon underground storage tank (UST), formerly used to store fuel oil; and
- Two (2) settling tanks used to collect wash water from floor drains.

In addition to these removals, the 442 Waverly Avenue building and the 441 Waverly Avenue parking garage will be demolished, with asbestos abatement performed as required prior to demolition.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the investigation/IRM work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the applicant may proceed with the site investigation and interim remedial measures.

It is estimated that the IRM will be performed within a 4-6 week time period.

When the investigation and interim remedial measures are completed, the applicant will prepare and submit a report summarizing the results and recommending whether cleanup of site contamination is required. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the investigation and IRM completion reports.

The applicant may then develop a cleanup plan, called a "Remedial Work Plan". The cleanup plan will include an evaluation of the proposed site remedy, or recommend no further action. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 30-day comment period.

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

Background

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

The brownfield site is approximately 1.08 acres (441 Waverly Avenue is 0.47 acre and 442 Waverly Avenue is 0.61 acre). The site is located in a commercial area of the Village of Mamaroneck. 441 Waverly Avenue is the former location of raw material storage for a wax manufacturing facility that was located across the street at 442 Waverly Avenue. The 2005 investigation report indicates a 750 gallon oil/water separator and three (3) concrete dry wells are present at 441 Waverly Avenue. Three (3) underground storage tanks (USTs) were removed in 1996 from 442 Waverly Avenue, the site currently has an 8,000 gallon underground fuel oil tank that will be removed as an Interim Remedial Measure (IRM). Known site contaminants are solvents used in the wax manufacturing process, metals and fuel oil. Between 1997-2001, a soil vapor extraction program was conducted at 442 Waverly Avenue and approximately 14 lbs. of contaminants were removed from the soil.

FOR MORE INFORMATION

Where to Find Information

Project documents are available for review at the following location(s) to help the public stay informed. These documents include a Citizen Participation Plan (CPP), the draft investigation work plan and the application to participate in the Brownfield Cleanup Program.

1. Village of Mamaroneck Office
Village Hall at the Regatta
123 Mamaroneck Avenue
Mamaroneck, New York 10543
Contact: Richard Slingerland, Village Manager
Hours: Labor Day to June 30th: 9:00am - 4:30pm, Monday through Friday
July 1st to Labor Day: 8:30am - 4:00pm, Monday through Friday
Phone: (914) 777-7703

2. Mamaroneck Public Library
102 Mamaroneck Avenue
Mamaroneck, New York 10543
Contact: Lori Friedli, Head of Reference
Hours: Mid-June to Labor Day: 10:00am – 8:00pm Monday and Wednesday, 10:00am – 6:00pm Tuesday and Thursday, 10:00am – 5:00pm Friday and Saturday, Closed Sunday.
Labor Day to Mid-June: 10:00am – 8:00pm Monday through Wednesday, 10:00am – 6:00pm Thursday, 10:00am – 5:00pm Friday and Saturday, 1:00pm – 4:30pm Sunday.
Phone: (914) 698-1250

3. NYSDEC Region 3
21 South Putt Corners Road
New Paltz, New York 12561-1696
Michael Knipfing
Hours: Monday through Friday, 8:30am-4:45pm
Phone: (845) 256-3154

Who to Contact

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

Project Related Questions

William T. Ports, P.E.
New York State Department of
Environmental Conservation
625 Broadway
Albany, New York 12233-7014
518-402-9667
wfports@gw.dec.state.ny.us

Site-Related Health Questions

Nathan M. Walz
New York State Department of Health
Bureau of Environmental Exposure
Investigation
547 River Street
Troy, New York 12180
518-402-7880
nmw02@health.state.ny.us

If you know someone who would like to be added to the site contact 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.

