

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: Former M. Argueso and Co., Inc
DEC Site #: C360108
Address: 441-442 Waverly Avenue
Mamaroneck, NY 10543

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to Former M. Argueso and Co., Inc ("site") located at 441-442 Waverly Avenue, Mamaroneck, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment due to elevated concentrations of contaminants in groundwater. The proposed remedy will address the identified contamination and the threat posed.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from October 15, 2012 through November 28, 2012. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan and Proposed Decision Document

The remedy proposed for the site includes:

- In-situ groundwater treatment;
- Soil Vapor Intrusion (SVI) evaluation;
- Site cover system (e.g., soil or asphalt paving); and
- Institutional Controls (environmental easement) and long-term Site Management.

The proposed remedy was developed by New Waverly Avenue Associates, LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Highlights of the Interim Remedial Measures/Remedial Investigation Report

Significant activities and findings of the investigation include:

- removal of former site structures, storage tanks, and contaminated soils;
- residual soil and groundwater contamination exist at the site; and
- elevated levels of solvents were found in the groundwater

The investigation report has several goals:

- 1) describe the interim remedial measures completed;
- 2) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the site;
- 3) provide information about off-site contamination issues; and
- 4) recommend whether cleanup of contamination is required.

The site and surrounding community receive drinking water from a municipal water source.

Background

Location: The Former M. Argueso and Co., Inc. site is located in an urban area at 441 and 442 Waverly Avenue, Mamaroneck, Westchester County.

Site Features: The two properties are located on opposite sides of Waverly Avenue. This site is approximately 1.03 acres (0.3 and 0.73 acres) in size. The main site features were two buildings and parking areas. The building at 442 Waverly was demolished in 2010.

Current Zoning and Uses: Both parcels are zoned for commercial use. The 441 portion of the site is rented to a local business which installs telecommunications cable and the 442 portion is used as a parking lot. The nearest residential property is directly adjacent to the site. Other residential properties are located within 400 feet of the site.

Historic Uses: The M. Argueso and Company purchased the two parcels sometime in the 1930s and 1960s, respectively, and operations included wax refining and manufacturing. Wax manufacturing ceased in 2005, and the site (both parcels) was purchased by New Waverly Avenue Associates in 2006.

Site Geology and Hydrogeology: The soils at the site include urban fill overlying sands. The fill was observed from 3.5 to 9 feet in thickness. Groundwater is between 2.3 feet and 9 feet below the ground surface. The groundwater flow direction is generally northeast to northwest.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360108>

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, 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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Mamaroneck Village Office
Attn: Village Manager
Village Hall
123 Mamaroneck Avenue
Mamaroneck, NY 10543
phone: 914-777-7703

NYSDEC Region 3
21 S. Putt Corners Road
New Paltz, NY 12561
phone: 845-256-3154
call for an appointment

Mamaroneck Public Library
136 Prospect Avenue
Mamaroneck, NY 10543
phone: 914-698-1250

Who to Contact

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

Project Related Questions

William Ports
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9672
wfports@gw.dec.state.ny.us

Site-Related Health Questions

Nathan Walz
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower Room 1787
Albany, NY 12237
518-402-7880
BEEI@health.state.ny.us

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



Figure 1:
Site Location Map
Former M. Argueso and Company, Inc.
Site No. C360108
Town of Mamaroneck, Westchester County, NY

August 24, 2012

