



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, 501, 513 Waverly Avenue
Mamaroneck, NY 10543

Have questions?
See
"Who to Contact"
Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former M. Argueso and Co., Inc site ("site") located at 441, 442, 501, 513 Waverly Avenue, Mamaroneck, Westchester County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by New Waverly Avenue Associates, LLC "applicants" with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

1. Soil Vapor Intrusion evaluation for the existing building prior to the building being occupied.
2. Construction of a site cover. The cover consists of either one-foot of clean fill, building foundations or impervious surfaces in paved areas.
3. Groundwater treatment through injections of hydrogen release compound in 20 locations.
4. Groundwater monitoring to determine the effectiveness of the remedy.
5. Placement of an institutional control in the form of an environmental easement on the property that allows the use and development of the property for commercial and industrial uses subject to local zoning laws.
6. Development of a Site Management Plan that includes an Excavation Work Plan which details the management of future excavations in areas of remaining contamination and continued evaluation of the potential for vapor intrusion for any buildings developed on the site.

7. Continued groundwater monitoring until volatile organic compound (VOC) concentrations in groundwater consistently comply with groundwater standards, or have reached an acceptable level over an extended period. If contaminants in groundwater remain at unacceptable levels, additional groundwater treatment will be performed.

Groundwater monitoring results generally indicates a decrease in concentrations for VOCs which include solvents from historic industrial uses on the site. The area is served by public water and there are no known private wells within the immediate area.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicants would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicants:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The Former M. Argueso and Co., Inc. site is located in an urban area at 441, 442, 501 and 513 Waverly Avenue, Mamaroneck, Westchester County.

Site Features: The properties are located on opposite sides of Waverly Avenue. This site is approximately 1.03 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: The properties are zoned for commercial use. Three of the four properties of the site, 441, 501 and 513 Waverly Avenue, were rented to a local business which installed telecommunications cable. The fourth property 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.

Past Use of the Site: The M. Argueso and Co., Inc. purchased the properties sometime between 1930s and 1960s and were used for wax refining and manufacturing. Wax manufacturing ceased in 2005, and the site (all 4 properties) 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 locations 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
Please 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
518-402-7860
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.

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

December 2013

