

**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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. Please see the map for the site location.

The cleanup activities were performed by New Waverly Avenue Associates, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

Remedial action completed at the site includes removal of underground storage tanks, piping and contaminated soil; groundwater treatment through injections of hydrogen release compound; and a site-wide cover system, consisting of building foundations, impervious surfaces and one foot of clean soil constructed at the site to prevent exposure to contamination remaining at the site. Groundwater monitoring will continue 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. Soil vapor intrusion sampling will be performed for the existing building prior to the building being occupied and for any newly constructed buildings on-site.

Groundwater monitoring results generally indicate a decrease in concentrations for volatile organic compounds which include solvents from historical industrial uses at the site. The area is served by public water and there are no known private wells within the immediate area.

Remedial actions have successfully achieved soil cleanup objectives for commercial use at the site. Exposure to remaining contamination at the site will be prevented by the cover system and

the Site Management Plan.

Groundwater monitoring results generally indicate a decrease in concentrations for Volatile Organic Compounds which include solvents from historical industrial uses at the site. The area is served by public water and there are no known private wells within the immediate area.

The Site Management Plan restricts the use of groundwater and requires maintenance of the cover system. It also includes an excavation work plan, which defines how future excavations at the site must be conducted and requires that a periodic certification be provided to the NYSDEC stating that the remedy remains in place and effective.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes 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 contamination left over after the cleanup action 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.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Monitoring Plan
- Site Management Plan
- Environmental Easement
- Institutional Control/Engineering Control Plan
- Groundwater Use Restriction
- Land Use Restriction
- Soil Management Plan

The following engineering controls have been or will be put in place on the site:

- Cover System

Next Steps

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

- 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 cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or 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 1.0359 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 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

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

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

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

August 24, 2012

