



FACT SHEET

Brownfield Cleanup Program

1-5 Holland Avenue Site
BCP #C360115
White Plains, NY

September 2010

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 1-5 Holland Avenue Site ("site") located at 1 Holland Avenue in White Plains, Westchester County. See map on the last page of Fact Sheet for site location. The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC by One Holland Avenue Development LLC ("applicant") under New York's Brownfield Cleanup Program.

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **September 8, 2010** through **October 7, 2010**. The draft investigation work plan is available for review at the locations identified below under "Where to Find Information".

Submit written comments to:

Mr. David Crosby
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7014

E-mail address: dacrosby@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, surface water, 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
- 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 NYSDEC and the New York State Department of Health (NYSDOH).

A fair amount of site investigation work already completed by the applicant shows that ground water under the site has been impacted with tetrachloroethylene (also known as perchloroethylene or “perc”). Tetrachloroethylene is a chemical used in dry-cleaning operations and also as a degreasing solvent. A summary of the existing environmental investigation work is included in the draft investigation work plan. Additional investigation is required to more fully characterize the extent of ground water impacts on and off the property, to further assess the source of the contamination, to evaluate the potential for subsurface vapors to enter into buildings on or near the site, and to evaluate remedial alternatives.

Ground water sampling will include installation of additional monitoring wells on the property, upgradient from the site (where ground water flows toward the property), and down gradient from the site (where ground water flows away from the property). Additional investigation will also be conducted under the concrete floors of the buildings on the property to determine if there are any areas where soils have high levels of contaminants that, if removed, could help shorten the time frame required to complete remedial activities.

A draft investigation work plan was submitted along with the BCP Application for concurrent review and comment. The investigation work plan includes the following documents: 1) Field Activities Plan, 2) Quality Control Document, 3) Health and Safety Plan, 4) Citizen Participation Plan, and 5) a description of how data will be managed and validated. The NYSDEC will review any comments submitted on these documents.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the investigation work plan. NYSDOH must concur with the plan. The approved investigation work plan will be made available to the public (see “Where to Find Information” below). After the investigation work plan is approved, the applicant may proceed with the site investigation. It is estimated that the investigation will take 12 to 18 months to complete.

When the investigation is completed, the applicant will prepare and submit a report that summarizes the results and recommends whether cleanup of site contamination is required. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the investigation report.

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 a no action or no further action alternative. 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 45-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 or industrial purposes.

The 1-5 Holland Avenue Site is located in the City of White Plains, immediately east of the Harlem Line of the Metro North Railroad tracks and immediately north of the White Plains rural cemetery. The property is zoned light industrial and is situated on 0.65 acres of land. There are four interconnected buildings on the property, comprising about 16,400 square feet of manufacturing and office space. Nearly all of the area outside the footprint of the buildings is covered with an asphalt surface and used for parking.

The property was been occupied for light industrial or commercial purposes since the late 1920s. Past uses of the property have included: a brass metal shop, a chemical warehouse, a swimming pool chemical company, an auto repair shop, a print shop, and metal stamping operations. The property was leased from the early 1970s through 2008 by Feintool of New York, Inc., which made metal parts for the automotive, electrical, and cutlery industries. The property has been vacant since operations ceased in 2008.

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 the draft investigation work plan and the application to participate in the Brownfield Cleanup Program.

White Plains Public Library
100 Martine Avenue
White Plains, NY 10601
Phone: (914) 422-1400

Hours:

Mon/Wed 10:00 a.m. - 9:00 p.m.
Tues/Thurs 10:00 a.m. - 6:00 p.m.
Fri/Sat/Sun 1:00 p.m. - 5:00 p.m.

Who to Contact

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

Project Related Questions

Mr. David Crosby
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7014

E-mail address:

dcrosby@gw.dec.state.ny.us

Phone Number: (518) 402-9662

Site-Related Health Questions

Sharon McLelland
NYSDOH, BEEI
Flanigan Square
547 River St., Room 300
Troy, NY 12180-2216

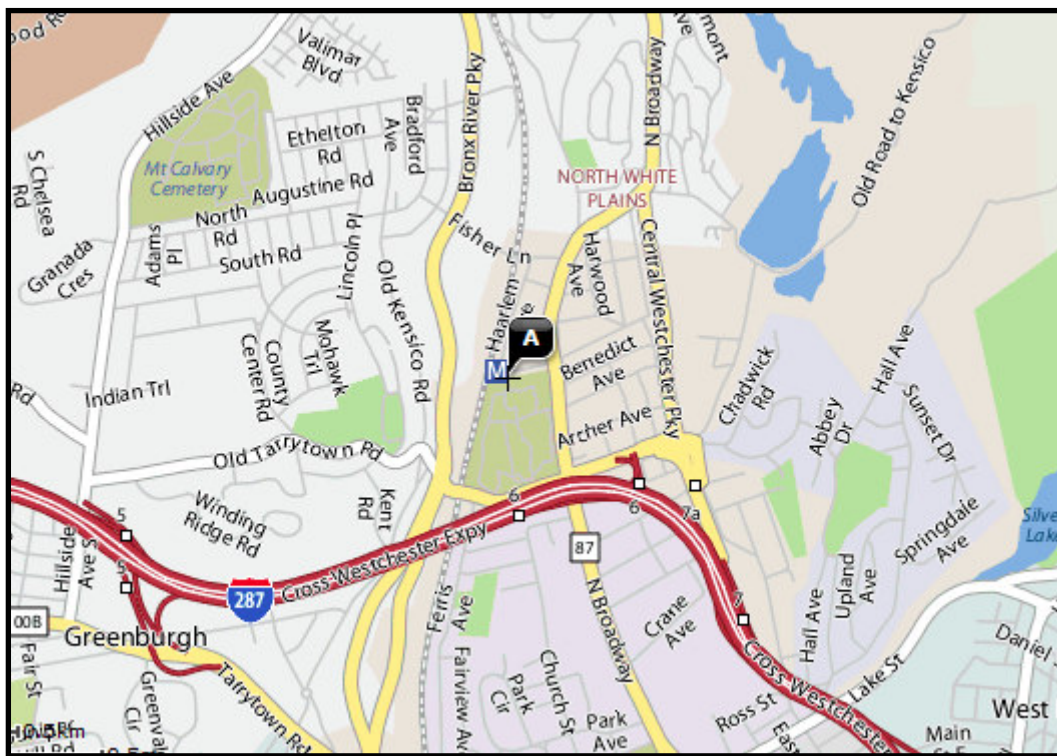
E-mail address:

SPM03@health.state.ny.us

(800) 458-1158 Ext. 27880

Site Map

The site is located at the point identified as “A” in the map below.



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.