



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 1-5 Holland Avenue
DEC Site #: C360115
Address: 1-5 Holland Avenue
White Plains, NY 10603

Have questions?
See
"Who to Contact"
Below

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 1-5 Holland Avenue site ("site") located at 1-5 Holland Avenue, White Plains, Westchester County. Please see the attached map for the site location. Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information."

Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by One Holland Avenue Development LLC ("applicant"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

The remedial investigation was conducted in several phases. The results are currently available to the public and under Department review. To date the investigation has included the installation and collection of soil boring samples, collection of surface soil samples, geologic mapping, the installation of monitoring wells in subsurface soil and bedrock, the collection of groundwater samples from all wells, collection of surface water samples, and the collection of ambient, indoor, and sub-slab air and soil vapor samples.

While no source material was found in on-site soils, groundwater in subsurface soils and shallow bedrock and soil vapor are primarily contaminated with volatile organic compounds such as tetrachloroethene (PCE) and its degradation products.

Additional Details

The NYSDEC in consultation with the New York State Department of Health has determined that the site does not pose a significant threat to human health or the environment.

The remedial investigation for this site indicates that volatile organic contaminants are noted in on-site groundwater and soil vapor predominantly under the on-site building. An interim remedial measure is underway to address contaminated groundwater and includes the use of

in-situ chemical oxidation (ISCO) technology. Performance monitoring of the ISCO is on-going.

In addition, a sub-slab depressurization system has been installed and proven effective at mitigating exposure to sub-slab soil vapors. People are not drinking contaminated groundwater since the property is served with a public water supply that obtains water from a different source not affected by this contamination.

The minor detections of volatile organic compounds in the adjacent Bronx River appear to be from an unidentified up-gradient source.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" below). The applicant may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. 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 throughout the investigation and cleanup of the site.

Background

LOCATION: The site is located at 1-5 Holland Avenue, White Plains, Westchester County. The site is west of NYS Rte. 22 and about 1 mile north of the intersection of I-287 and NYS Rte. 22.

SITE FEATURES: The site is a former manufacturing facility which is currently being redeveloped into a self-storage facility. The property is fully developed with a building and parking lots, little or no green space, and is approximately 0.65 acres in size. Current use of the site is industrial and the intended use is commercial.

PAST USE OF THE SITE: The property was first developed as an automobile repair and painting facility in the 1930s. Various storage and manufacturing businesses operated at the site, including a swimming pool manufacturer and showroom in the 1950s and an electronics and metal parts machining company in the 1960s. Feintool New York, Inc., manufactured metal parts for several industrial uses at the property from 1971 to 2008. Solvent degreasing was part of these manufacturing processes. Most recently, the site housed an auto detailer business in an isolated part of the building from 2011 until 2013.

Known or suspected contaminants at this site are primarily tetrachloroethylene (PCE) and its breakdown products, metals, and semi-volatile organic compounds. These contaminants have impacted on-site soil, groundwater, and soil vapor. The on-site building has had a soil vapor mitigation system in place since April 2009 after a Phase II environmental assessment conducted by Feintool, Inc., indicated soil vapor mitigation was necessary.

The Department approved the Brownfield Cleanup Program Application and signed the Brownfield Cleanup Agreement in December 2010. An Interim Remedial Measure to address the groundwater contaminant plume is also underway.

SITE GEOLOGY/HYDROGEOLOGY: Based on information to date, the site is underlain by 0.5 feet to 5 feet of sandy fill, followed by sand from 15 to 17 feet below ground surface (bgs), underlain by glacial till. Bedrock is present between 20 and 35 feet bgs. The groundwater table is approximately 12 to 18 feet bgs in the overburden and 40 to 50 feet bgs in the bedrock, flowing to the west/northwest toward the Bronx River.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C360115>

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

FOR MORE INFORMATION

Where to Find Information

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

White Plains Public Library
Attn: Ms. Kathy Degyansky
100 Martine Avenue
White Plains, NY 10601
phone: 914-422-1400
(kdegyansky@whiteplainslibrary.org)

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, New York 12561
(845) 256-3154
(*By appointment only*)
Monday – Friday: 8:30 am – 4:30 pm

Who to Contact

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

Project Related Questions

Kiera Thompson
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
kathompson@gw.dec.state.ny.us

Site-Related Health Questions

Fay Navratil
New York State Department of Health
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*.



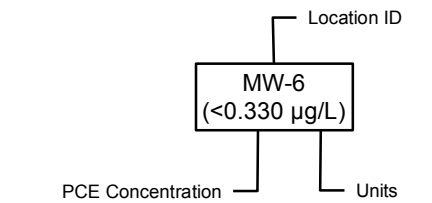
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



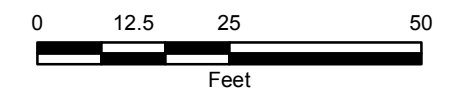
LEGEND

- OVERBURDEN MONITORING WELL
- DEEP BEDROCK MONITORING WELL
- SHALLOW BEDROCK MONITORING WELL
- SOURCE AREA
- ESA FEATURES



REMEDIAL INVESTIGATION
 BROWNFIELD CLEANUP
 PROGRAM NO. C360115
 1-5 HOLLAND AVENUE
 WHITE PLAINS, NY

**GROUNDWATER PCE
 CONCENTRATIONS
 MAY 2012**



JANUARY 2014
 14206.47376

