



FACT SHEET

Brownfield Cleanup Program

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Site Name: Post Road Corridor - White Plains

DEC Site #: C360129

Address: 77 West Post Road
White Plains, NY 10606

Have questions?

See

"Who to Contact"

Below

Remedial Investigation of Post Road Corridor Brownfield Site Complete

The New York State Department of Environmental Conservation (NYSDEC) and Health (NYSDOH) are reviewing the Remedial Investigation Report for the Post Road Corridor - White Plains site ("site") located at 77 West Post Road, White Plains, 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."

Remedial Investigation Report

NYSDEC and NYSDOH are reviewing the "Remedial Investigation Report" that was submitted by Post Maple 77, LLC ("applicant(s)"). 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

A remedial investigation (RI) was conducted at the Post Road Corridor site between April 2014 and April 2016 to define the nature and extent of contamination on-site. Investigation activities included: the collection of 101 soil samples; the installation of 25 groundwater monitoring wells; and the collection of 2 off-site soil vapor samples.

Based upon investigations conducted to date, the primary contaminants of concern include chlorinated volatile organic compounds (VOCs), petroleum related compounds and metals as described in each medium below;

Soil – Soil samples collected from across the site indicate the presence of many contaminants in varying degrees generally consistent with the former use of each parcel. VOCs, including petroleum-related ethylbenzene and xylenes were detected in the soil above restricted residential soil cleanup objectives (SCOs). The highest levels of these contaminants were found at parcel D. Chlorinated VOCs were not detected in the soil above restricted residential SCOs. Semi-volatile organic compounds (SVOCs), including benzo[a]anthracene, benzo[b]fluoranthene, benzo[a]pyrene, chrysene, dibenzo[a,h]anthracene and indeno[1,2,3-cd]pyrene were detected in the soil above restricted residential SCOs. The highest levels of these contaminants were found at parcels F, G and H. Metals, including arsenic, barium, lead and mercury were detected in the soil above restricted residential SCOs.

Groundwater – Discrete areas of petroleum-contaminated groundwater are present at parcels A, C, D, F,G and J, with the highest levels at parcel D. Chlorinated VOCs were detected above standards at parcels D, F, G and J, with the highest levels at parcel J. VOCs were also detected in upgradient off-site monitoring wells. One SVOC, naphthalene (up to 180 ppb) was detected above standards in on-site monitoring wells at parcels A, C and D. Metals, including iron, manganese, antimony and sodium were detected in several monitoring wells above standards. However, these metals are naturally occurring in shallow groundwater and are not believed to be associated with an on-site source of contamination.

Based on the soil and groundwater data, there appears to be a limited chlorinated VOC source area present on parcels D and J.

Soil Vapor – On-site soil vapor sampling was not completed during the RI based on the expectation that future site structures would include foundation designs, such as underground parking garages or unoccupied spaces, or ventilation/mitigation systems to address potential exposures related to soil vapor intrusion.

Two soil vapor samples were collected off-site along Maple Avenue as part of a limited off-site investigation. The soil vapor samples did not detect chlorinated solvents. Some petroleum related compounds, including 2-hexanone, ethanol, hexane, benzene, toluene, xylenes, heptane, and cyclohexane were detected in the two samples.

Next Steps

NYSDEC and NYSDOH 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(s) 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 Post Road Corridor - White Plains site is located at 77 West Post Road in the City of White Plains, Westchester County, New York. This site is made up of 10 tax parcels occupying 3.69 acres of the overall 5-acre redevelopment project. The site is bounded by West Post Road to the north, Maple Avenue to the south, Rathbun Avenue to the west, and South Lexington Avenue to the east, with a separate out-parcel lot on the northwest corner of West Post Road and South Lexington Avenue.

Site Features: All 10 parcels are currently vacant. Former abandoned commercial-use buildings of varying size on the site have been demolished, leaving only grass, trees and former parking lots.

Current Zoning and Land Use: Nine of the 10 parcels are zoned B-3, which is a general retail district allowing retail, office and service business uses and multi-family dwellings. The other parcel is zoned B-2, which is an intermediate business district. The site is part of a planned mixed-use (commercial and residential) development. Surrounding land use is mixed consisting of residential and commercial properties including a church.

Past Use of the Site: The site's 10 parcels initially contained residential buildings as early as 1905 which later were used for commercial purposes beginning in the 1930s. Former commercial uses include dry cleaners; gas stations with underground storage tanks (USTs); automobile sales and service facilities with USTs, aboveground storage tanks (ASTs), hydraulic lifts, and associated parking lots; various commercial businesses and offices; and commercial parking lots.

In 2005 two in-ground hydraulic lifts were removed from the site. In 2010 two USTs, eleven in-ground hydraulic lifts, a floor drain and an oil water separator were also removed from the site. Approximately 408 tons of impacted soil and 1,180 gallons of contaminated groundwater was removed from the site during this work. In 2012 four USTs and approximately 360 tons of petroleum impacted soil was removed from the site.

Site Geology and Hydrogeology: The site geology consists of historic fill material, native till, and highly weathered bedrock. The depth to bedrock ranges across the site from approximately 17 to 52 feet below grade. Groundwater at the site ranges from approximately 3 to 11 feet below ground surface and flows to the northeast.

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

<http://www.dec.ny.gov/cfm/x/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C360129>

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** site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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.

White Plains Public Library
Attn: Tim Baird
100 Martine Avenue
White Plains, NY 10601
phone: 914-422-1400
(tbaird@wppl.lib.ny.us)

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

Who to Contact

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

Project Related Questions

Jamie Verrigni
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
jamie.verrigni@dec.ny.gov

Site-Related Health Questions

Mark Sergott
New York State Department of Health
Empire State Plaza - Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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.

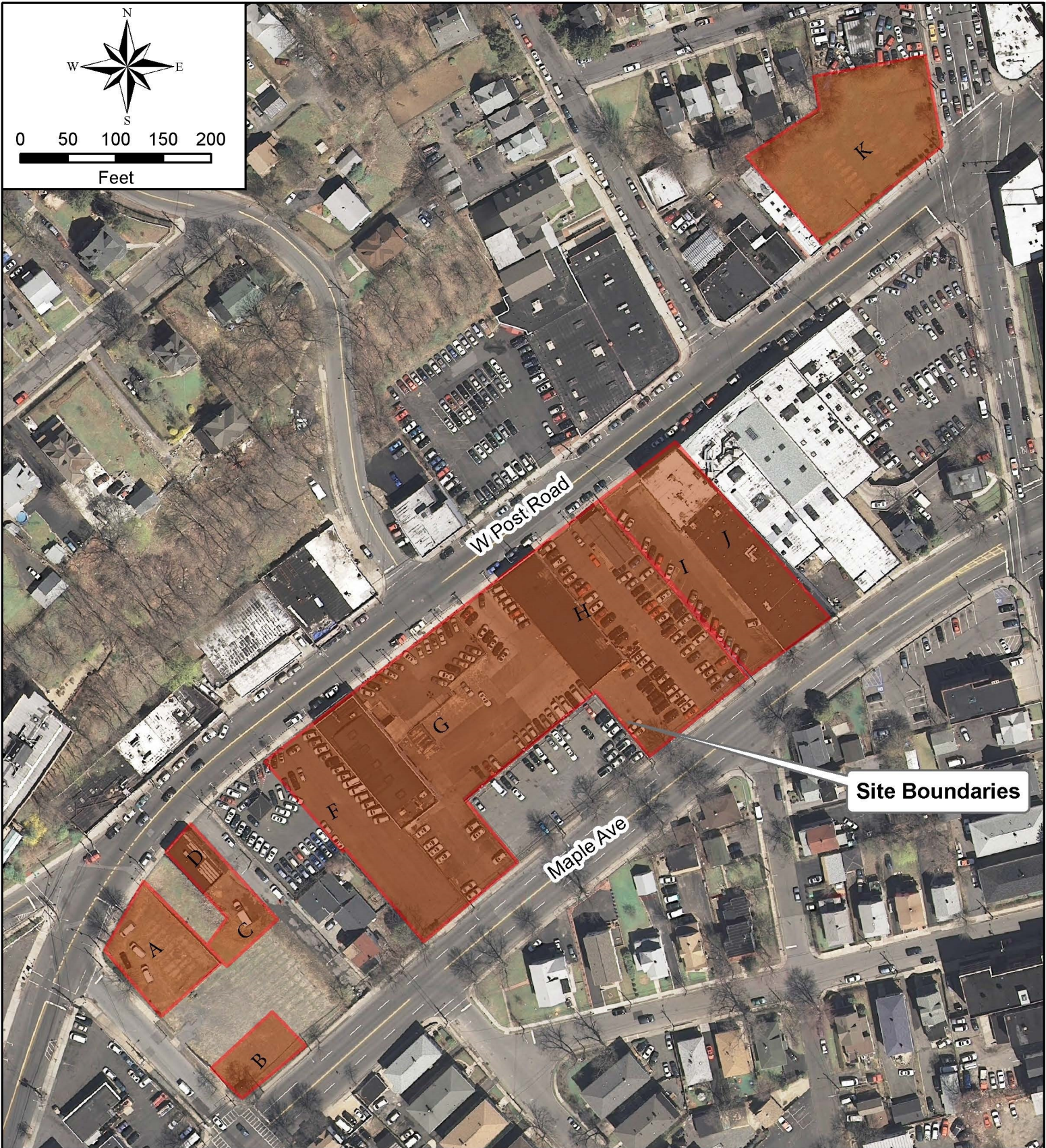
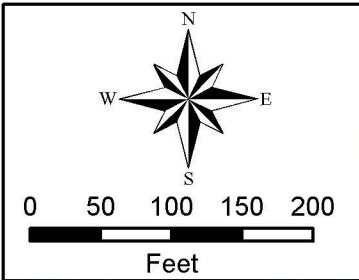
Receive Site Fact Sheets by Email

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.



NEW YORK
STATE OF
OPPORTUNITY

Department of
Environmental
Conservation

Site Location Map Post Road Corridor - White Plains

Site No. C360129
City of White Plains
Westchester County, New York

