

FACT SHEET**Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

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

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Post Road Corridor – White Plains site ("site") located at 77 West Post Road in 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."

The cleanup activities will be performed and funded by Post Maple 77, LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat due to elevated concentrations of chlorinated solvents in groundwater.

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

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

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **November 25, 2016** through **January 9, 2017**. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

1. Excavation and off-site disposal of approximately 3,390 cubic yards of contaminated soils,

which exceed the protection of groundwater soil cleanup objectives for those contaminants found in site groundwater above standards.

2. Removal and disposal in accordance with NYSDEC guidance of any remaining on-site underground storage tanks (USTs).
3. Clean fill meeting the regulatory requirements for restricted residential use will be brought in to replace the excavated soil and establish the designed grades at the Site.
4. Installation of a cover system to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives. The cover may consist of paved surface parking areas, sidewalks, or a soil cover. Where a soil cover is placed, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of sufficient quality to maintain vegetation.
5. Treatment of groundwater by in-situ chemical oxidation (ISCO), which entails injection of a chemical oxidant into the subsurface to remediate volatile organic compound (VOC) contamination in groundwater.
6. Completion of soil vapor intrusion evaluations and implementation of appropriate actions to address exposures at any building developed on the site.
7. Placement of an environmental easement on the property that will allow the use and development of the controlled property for restricted residential, commercial and industrial uses (subject to local zoning laws) and restrict the use of groundwater as a source of potable or process water.
8. Development and implementation of a site management plan (SMP) which will detail the soil management in the event of future excavations in addition to long-term monitoring at the site. Part of the site management will be to monitor groundwater to evaluate the effectiveness of the ISCO technology.

Summary of the Investigation

The investigation documented the presence of volatile organic compounds (VOCs), including petroleum-related ethylbenzene and xylenes, 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 and metals, including arsenic, barium, lead and mercury in soil above restricted residential soil cleanup objectives (SCOs). Chlorinated solvents were not detected in the soil above the restricted residential SCOs.

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 solvents were detected above groundwater quality 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 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.

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

Limited off-site soil vapor sampling along Maple Avenue, did not detect chlorinated solvents. Some petroleum related compounds, including 2-hexanone, ethanol, hexane, benzene, toluene, xylenes, heptane, and cyclohexane were detected.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Action Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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. Abandoned former 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 included 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 were removed from the site during this work. In 2012 four USTs and approximately 360 tons of petroleum impacted soil were 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.

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 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

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
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233-7014
518-402-9662
Jamie.verrigni@dec.ny.gov

Site-Health Related 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

Receive Site Fact Sheets by Email

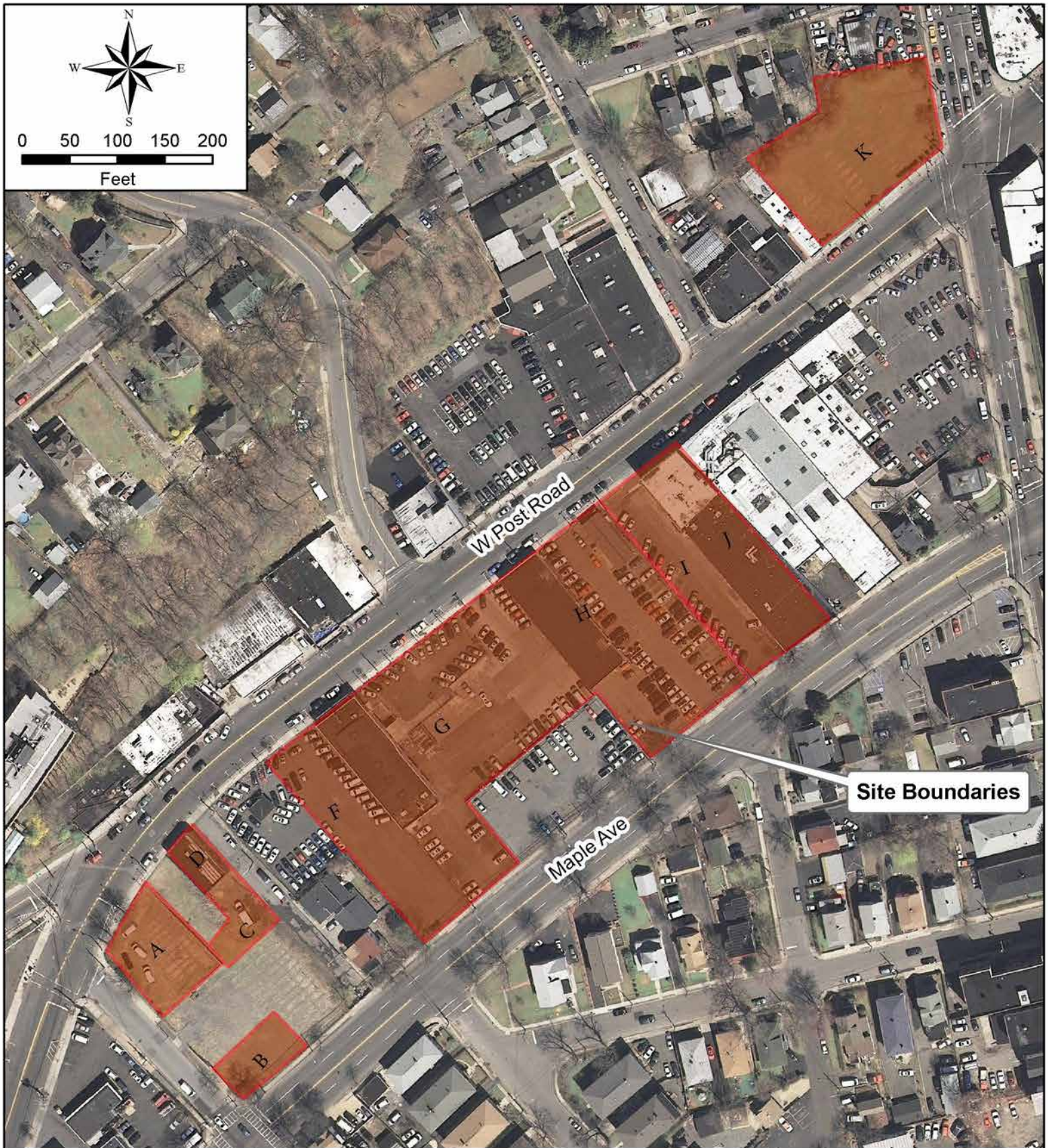
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better 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.

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.



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

