

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

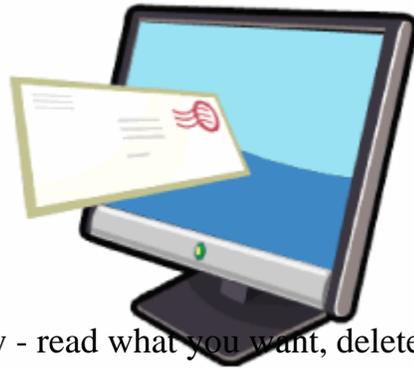
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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

Site Name: Chatsworth Coal and Supply Site
DEC Site #: C360132
Address: North Avenue and 2101 Palmer Avenue
Larchmont, NY 10538

Have questions?
See
"Who to Contact"
Below

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 Chatsworth Coal and Supply Site ("site") located at North Avenue and 2101 Palmer Avenue, Larchmont, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by WB Pinebrook Associates, LLC ("applicants") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **December 23, 2013** through **January 24, 2014**. The proposed plan is available for 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil and groundwater;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. 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 proposed 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 North Avenue and 2101 Palmer Avenue in Larchmont, Westchester County, and consists of two tax parcels totaling approximately 1.519 acres in size. It is located north of Palmer Avenue and southeast of the New England Thruway (Interstate 95) and the New York/New Haven Metro North Railroad Line.

Site Features: The property is primarily vacant, with no structures. With the exception of one bedrock outcrop, the entire site is paved. It is used for storage and has two fenced-in areas on the northern and southwestern sections.

Current Zoning and Land Use: The site is inactive, and is currently zoned for industrial use.

Past Use of the Site: The site was part of the Chatsworth Coal and Supply Company since around 1919 and had railroad tracks running through it. By 1947, several structures related to Henigson's Building Materials had been constructed on the Site's northeastern corner. By 1974, a designated parking area had been added in the southern portion of the site.

Site Geology and Hydrogeology: The site is at an elevation of approximately 36 feet above mean sea level (AMSL) at the northern end and 27 feet AMSL at the southern end. It is underlain by granitic gneiss, which is likely part of the Harrison Gneiss formation. Approximately 14 feet of soil overlays the gneiss bedrock.

A thin layer of native soils is the uppermost hydrogeologic unit. This aquifer consists primarily of glacial tills consisting of a poorly sorted mixture of sand, silt, clay, gravel, and boulders. The till typically has a low to moderate permeability, and overlays the metamorphic bedrock. Depth of water in the vicinity of the Site is estimated to be about 8 feet below grade.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C360132>

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(s) to help the public stay informed.

Larchmont Public Library
121 Larchmont Avenue
Larchmont, NY 10538
phone: 914-834-2281 extension 115

NYSDEC Region 3 Office
21 S. Putt Corners Road
New Paltz, NY 12561
phone: (845) 256-3154
Please Call for Appointment

Who to Contact

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

Project Related Questions

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

Site-Related Health Questions

Steve Karpinski
New York State Department of Health
Corning Tower, Room 1787 Empire State Plaza
Albany, NY 12237
(518) 402-7880
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.



Ramp

Ramp



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SITE

Palmer Ave

Cliff Way

Soundview Dr

Pinebrook Dr

Stuyvesant Ave