



FACT SHEET Brownfield Cleanup Program

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Site Name: Chatsworth Coal and Supply Site
DEC Site #: C360132
Address: 2101, 2103 and 2101-2103 Palmer Avenue
Larchmont, NY 10538

Have questions? See "Who to Contact" Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Chatsworth Coal and Supply Site ("site") located at 2101, 2103 and 2101-2103 Palmer Avenue, Larchmont, Westchester County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by WB Pinebrook Associates, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

The completed project consisted of:

1) Excavation and off-site disposal of approximately 16,200 cubic yards of soil which exceeded the restricted residential soil cleanup objectives, to a depth of approximately 12 feet below ground surface. Clean fill was brought in where necessary to backfill the excavations and establish the final site grades.

2) Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional in accordance with Part 375-1.8(h)(3);
- allows the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or Westchester County DOH; and
- requires compliance with the Department approved Site Management Plan.

3) Development of a Site Management Plan, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions for the site and details the steps and media-specific requirements necessary to ensure the institutional controls noted above remain in place and effective.

b. a monitoring plan to assess the performance and effectiveness of the remedy.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Environmental Easement
- Groundwater Use Restriction
- Land Use Restriction

No engineering controls have been or will be put in place on the site.

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: The site is located at 2101 Palmer Avenue, 2103 Palmer Avenue and 2101-2103 Palmer Avenue in Larchmont, Westchester County, and consists of two tax parcels and a portion of a third, totaling approximately 1.98 acres in size.

Site Features: At the start of the BCP project, the property was primarily vacant, with no structures. With the exception of one bedrock outcrop, the entire site was paved. The former MTA parcel consisted of a gravel road with a rail line at ground surface. Now that contamination has been removed, construction of two four-story residential buildings is nearly complete.

Current Zoning and Land Use: The site property is currently zoned for commercial use, but the County has approved construction of residential, multi-family housing with portions set aside for affordable workforce housing. As noted above, construction of two four-story residential buildings are nearly complete. Prior to acceptance into the BCP, the site was used for contractor storage/commercial 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. The MTA parcel contained a rail spur that continued south onto the larger parcels.

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. The site 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. Groundwater flow is typically west to southwest.

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

<http://www.dec.ny.gov/cfm/external/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 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

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
scott.deyette@dec.ny.gov

Site-Related Health Questions

Steve Karpinski
New York State Department of Health
Corning Tower, Room 1787 Empire State Plaza
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.

