

Site Name: Chatsworth Coal and Supply Site  
Site Number: C360132  
Site Address: 2101-2103 Palmer Avenue, Larchmont, NY 10538  
Enclosure 3 / Executive Summary

(I) Executive Summary:

This summary covers the reporting period between 12/29/15 through 3/30/17. During this time the Certificate of Completion was obtained (12/29/15), as well as the Certificate(s) of Occupancy for both Building 1 (12/29/15) and Building 2 (5/31/16).

The site is an approximately 1.98 acre area site and consists of two affordable housing condominium apartment buildings, parking and an access road.

Due to the nature of the contamination (including petroleum contamination, SVOCs, VOCs, etc.), and the intended development, the appropriate cleanup was determined to be a Track 2 clean-up. The elements of such a remedy were the following:

- Excavation: all soils which exceed restricted residential SCOs, as defined by 6 NYCRR Part 375.6.8 were excavated and trucked off site. Clean fill meeting the requirements of 6 NYCRR Part 375.6.8 was then brought in as necessary.
- A cover system was installed to allow for restricted residential use of the site. The cover system consists of either the structures (such as buildings), pavement, sidewalks or a soil area cover. Where the soil cover is located it meets the required minimum of two feet of soil, thereby meeting the SCOs for cover material as set forth in 6 NYCRR Part 375.6.8 (d) for restricted residential use.
- Imposition of an institutional control in the form of an environmental easement, which i) requires the remedial party or site owner to complete and submit the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3), ii) allows the use and development of the controlled property for restricted residential, commercial and industrial use as defined by Part 375-1.8(g), iii) 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 iv) requires compliance with the Department approved Site Management Plan.

During the reporting period there were no areas of non-compliance.

(II) Site Overview

The 1.98 acre site is located in Larchmont, NY in Westchester County and is bounded by the New York/New Haven Metro North Railroad Line and the New England Thruway (Interstate 95) to the northwest, retail stores and a gasoline station to the south (on Palmer Avenue) and commercial businesses to the east (on Palmer Avenue).

The remedial program consisted of excavation of on-site soils which exceeded restricted residential soil clean-up objectives (SCOs), as defined by 6 NYCRR Part 375.6.8 (d) for restricted residential use and installation of a cover system, consisting of either the structures (such as buildings), pavements, sidewalks or a soil area cover. Where the soil cover is located it meets the required minimum of two feet of soil, thereby meeting the SCOs for cover material as set forth in 6 NYCRR Part 375.6.8 (d) for restricted residential use.

Approximately 95% of the redevelopment of the site is a concrete cap in the form of sidewalks, concrete slabs, buildings and asphalt pavement. The remedial activities included removing approximately 21,000 tons of impacted soil from the site and endpoint sampling to demonstrate that the remaining soil mostly achieved unrestricted SCOs. As an added layer of protection, vapor barriers were installed beneath both open air parking lots, and enclosed areas at grade in both buildings. Such vapor barriers were sealed to the concrete walls with a vapor resistant, impermeable polysulfide expansion joint sealant.

Deviations of the remedial effort included an increase in excavation depth in the northern area of the site due.

(III) Evaluate Remedy Performance , Effectiveness and Protectiveness

See enclosed Figure 3 – “Metes and Bound Survey with Seal 12-09-2106) and Figure 4 – “Track 2 Restricted Residential Exceedances Rev 1,” both included with approved SMP, and Figure 8 “Backfill Locations Rev 2,” included with the approved FER. The site was remediated in accordance with the Remedial Action Work Plan (RAWP), dated April 11, 2014, revised June 24, 2014 and approved August 21, 2014, as well as the addendum to the RAWP, which was submitted to the Department on September 30, 2014. Each of the goals established for the property were met and the remedy remains protective of public health and the environment.

(IV) IC/EC Plan Compliance Report (if applicable)

The Institutional Controls for this property are i) groundwater use restriction, ii) land use restriction and iii) Site Management Plan. IC(s) are required to implement, maintain and monitor Engineering Controlling Systems, prevent future exposure and limit the use of the development site to restricted residential commercial or industrial uses. The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County DOH to declare it safe of use as drinking water or for industrial purposes.

These IC(s) are in place and are maintained as specified by the SMP.

The Engineering Controls – namely the vapor mitigation system (under the building foundation) and cover system (both impermeable materials and 2’ clean cover) are in place and maintained as specified by the SMP.

There are no deficiencies in the IC/EC(s) imposed on the site.

Easement(s) are in place and recorded with the County Clerk (Westchester County). They are also included in this submission.

Certification is enclosed.

(V) Monitoring Plan Compliance Report

Please see enclosed Site Management Forms (as approved in the SMP) and photo log. The monitoring complied with the approved monitoring plan. The monitoring has confirmed the performance and effectiveness of the ECs that are in place.

(VI) Operation & Maintenance (O&M) Plan Compliance Report (if applicable)

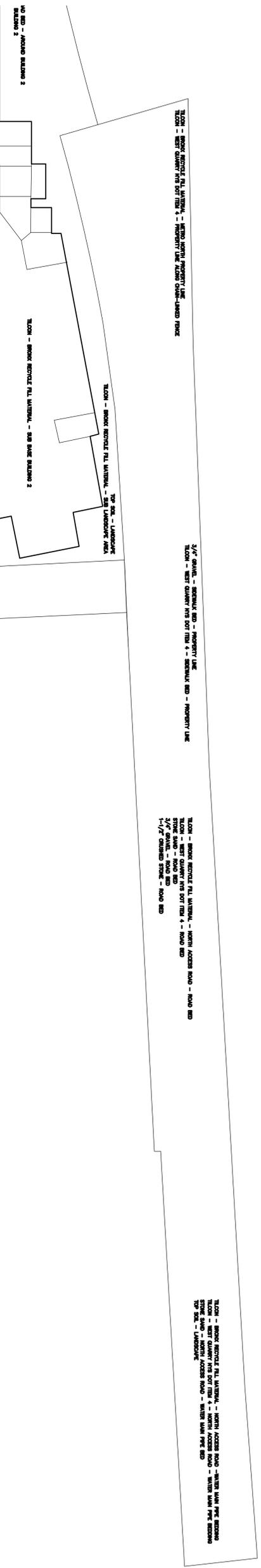
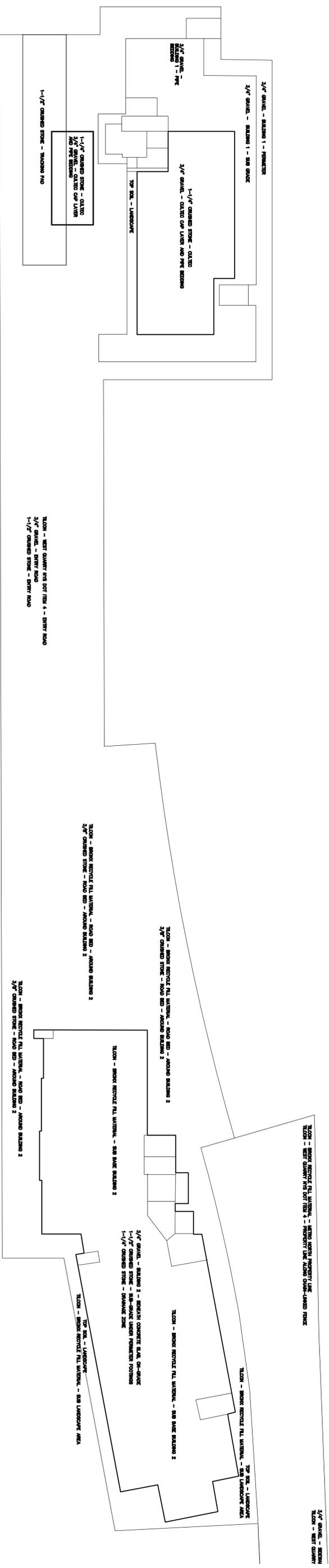
Not applicable

(VII) Overall PRR Conclusions and Recommendations

All of the requirements as outlined in the SMP, including the IC/EC(s) in place have been met.

The remedial objectives of the site have been met and the cover system ensures that the remedial objectives will continue to be met as this is a fully developed site.





BACKFILL CLASSIFICATION	QTY. (APPROX.)
3/8" CRUSHED STONE	38 TONS
3/4" GRAVEL	540 TONS
1-1/2" CRUSHED STONE	240 TONS
1-1/4" CRUSHED STONE	860 TONS
STONE SAND	60 TONS
TILCON BRONX RECYCLE - RECYCLED FILL MATL.	1302 CY
TILCON WEST NYACK QUARRY - NYSDOS ITEM NO. 4	551 TONS
TOP SOIL	180 CY

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NO.	DATE	DESCRIPTION
2	1/4/16	FER MODIFICATIONS
1	11/19/15	FER MODIFICATIONS

JOB NO.	0997-001-016
DESIGNER	VF
CHECKED	SD
APPROVED	RDG
SCALE	

DATE	7/1/15
SCALE	
DRAWING NO.	8



PROPOSED PINEBROOK CONDOMINIUMS  
2101 PALMER AVE., LARCHMONT, N.Y. 10538

BACKFILL LOCATIONS



## APPENDIX [F]

### SITE MANAGEMENT FORMS

The following Monitoring Form will be used during site inspections as described in Section 7.0 of the Site Management Plan. The frequency by which inspections shall occur must be determined by the Department. Inspection forms must be submitted to the Department, electronically.

**Monitoring Form**

Site Name: Chatsworth Coal and Supply Company Site Code: C360132

Address: 2101, 2103, and 2101-2103 Palmer Avenue City: Larchmont

State: NY Zip Code: 10538 County: Westchester

**Initial Report Period (Start Date of period covered by the Initial Report submittal)**

Start Date: March 13, 2017

**Current Reporting Period**

Reporting Period From: December 29, 2015 To: April 29, 2017

Time of Inspection: 11:00 am

Weather Conditions: Clear 30 degrees

**Contact Information**

Preparer's Name: Joseph C. Riina, P.E. Phone No.: 914-962-4488

Preparer's Affiliation: Site Design Consultants

## **Cover System and Vapor Barrier– Building Interiors**

*Inspection of the ground floor in each building.*

*Inspection must include a walk-through of all rooms at grade including stairwells and maintenance rooms. Inspection should evaluate the effectiveness of the open-air layout of the garage in combination with the sub-slab vapor barrier to ensure no vapors remain in the building.*

- Are there any visible cracks, depressions, openings in the floors? ( Y /  N )
  - Are openings intentional? ( Y / N )
  - How large are the cracks/depressions/openings?
    - Length? \_\_\_\_\_
    - Width? \_\_\_\_\_
    - Depth? \_\_\_\_\_
  - Where are the cracks/depressions/openings located?  
\_\_\_\_\_
- Are any odors present in the open-air garage? ( Y /  N )
  - Are odors from a nearby source? ( Y / N )
    - Are they quickly dispersed? ( Y / N )
- Are any odors present in enclosed areas of the main level (stairwells, mechanical rooms)? ( Y /  N )
  - Are odors from a nearby source? ( Y / N )
    - If odors are from an identifiable source, is this source permanent or mobile? ( Y / N )
    - Are they quickly dispersed? ( Y / N )
      - Is a smoke test required? ( Y / N )

## Cover System – Building Exterior

*Inspection of the road leading into and out of the two parking garages; the outdoor parking area, and the road leading into and out of the site. Inspection of all sidewalks. Inspection of landscaped areas.*

*Inspection must include a perimeter walk-around whereby all concrete and asphalt are examined. Inspection must include a walk-around of all landscaped areas.*

- Are there any visible cracks, depressions, openings in the paved areas? ( Y /  N )
  - Are the openings intentional? ( Y / N )
  - How large are the cracks/depressions/openings?
    - Length? \_\_\_\_\_
    - Width? \_\_\_\_\_
    - Depth? \_\_\_\_\_
  - Where are the cracks/depressions/openings located?  
\_\_\_\_\_
- Are there any signs of deterioration in paved areas? ( Y /  N )
  - Describe and locate deterioration.  
\_\_\_\_\_
- Are there any signs of paved material being removed or replaced? ( Y /  N )
  - Describe and locate where the paved material has been removed or replaced.  
\_\_\_\_\_
  - Were any modifications to the paved material documented (I.e. maintenance)? ( Y / N )
- Are there any signs of intrusive activities in the paved areas? ( Y /  N )
  - Describe and locate the signs of intrusive activities.  
\_\_\_\_\_
  - Were any intrusive activities documented? ( Y / N )
- Are there any signs of intrusive activities in the landscaped areas? ( Y /  N )
  - Were any intrusive activities documented? ( Y / N )
  - Describe and locate intrusive activities.  
\_\_\_\_\_
- Are there any signs of gardening in the landscaped areas? ( Y /  N )
  - Does gardening contain edibles? ( Y / N )

**Repairs and Recommendations**

*If applicable, make recommendations regarding the effectiveness of the ECs inspected.*

*Attach copies of documentation (receipts, invoices) of repairs/maintenance for ECs. Attach photos and/or sketches of observations.*

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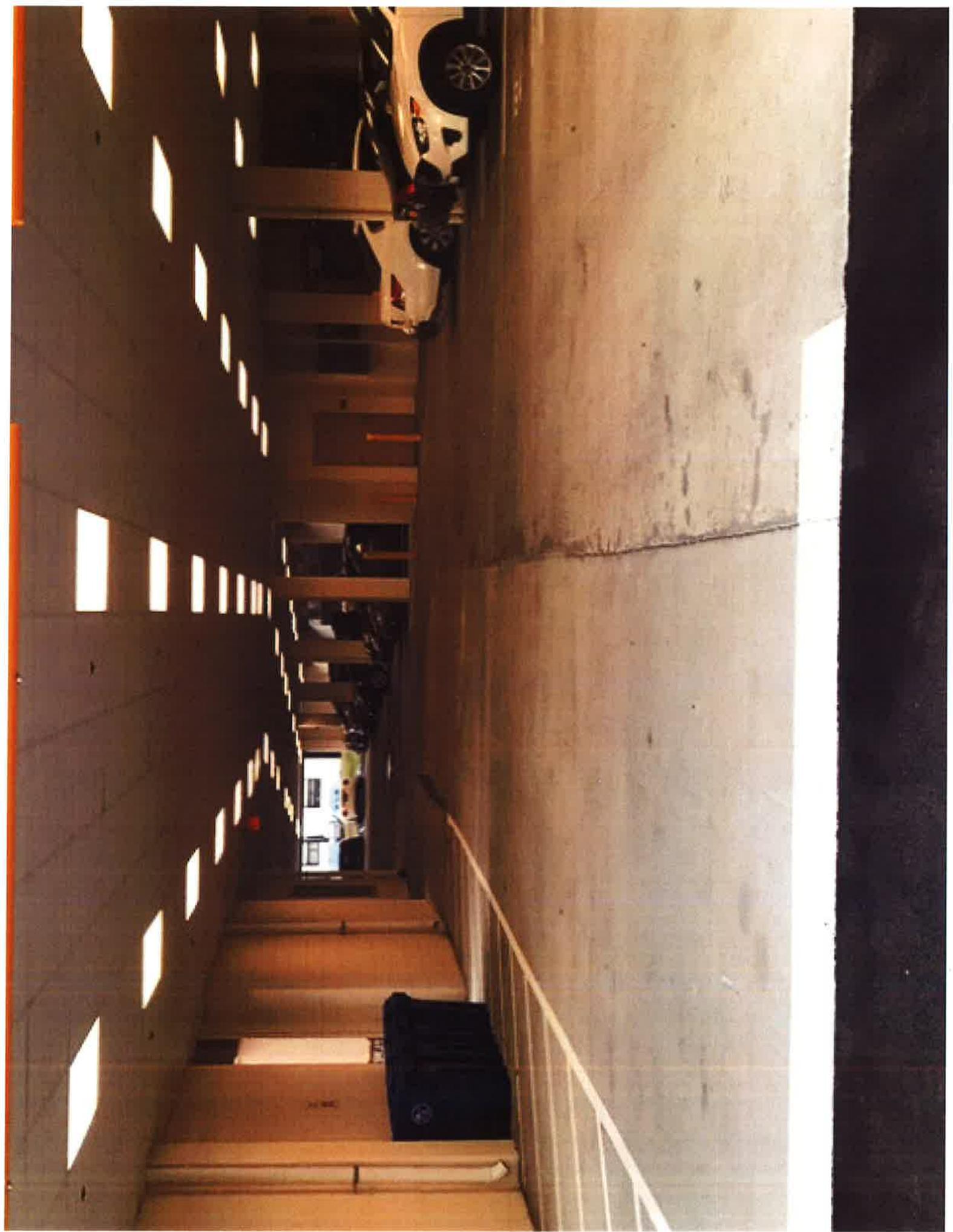
INSPECTOR'S SIGNATURE \_\_\_\_\_

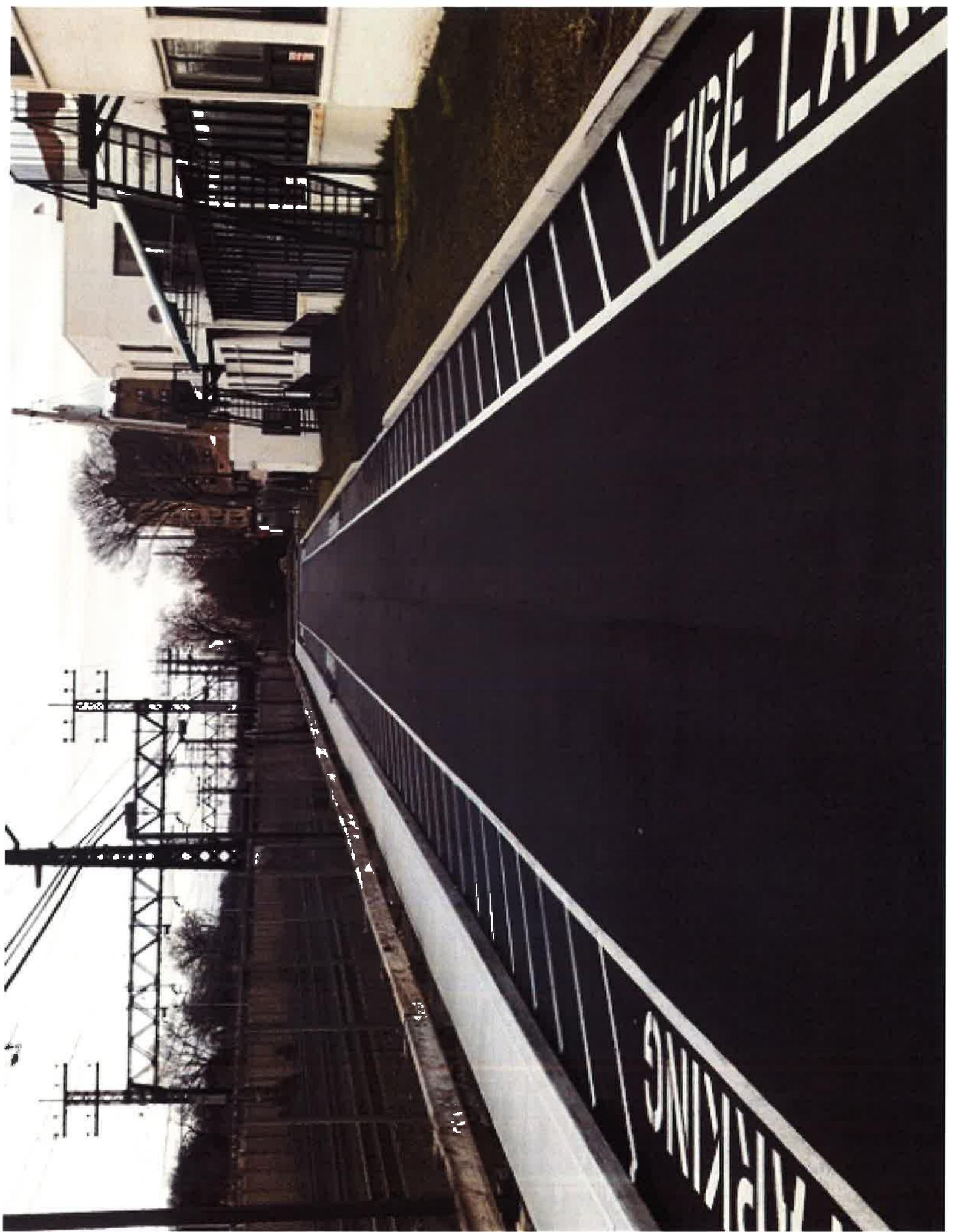
DATE April 3, 2017

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke and a small flourish.











Enclosure 2  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Periodic Review Report Notice**  
**Institutional and Engineering Controls Certification Form**



	Site Details	Box 1
Site No. <b>C360132</b>		
<b>Site Name Chatsworth Coal and Supply Site</b>		
Site Address: 2101, 2103 and 2101-2103 Palmer Avenue	Zip Code: 10538	
City/Town: Larchmont		
County: Westchester		
Site Acreage: 2.0		
Reporting Period: December 29, 2015 to March 30, 2017		
		YES    NO
1. Is the information above correct?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		<input checked="" type="checkbox"/> <input type="checkbox"/>
<i>SI CONDO STRCS; SI SBLCS</i>		
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		<input type="checkbox"/> <input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		<input checked="" type="checkbox"/> <input type="checkbox"/>
<i>SI COP</i>		
<b>If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</b>		
5. Is the site currently undergoing development?		<input type="checkbox"/> <input checked="" type="checkbox"/>
<i>DEVELOPMENT COMPLETED</i>		
		Box 2
		YES    NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial		<input checked="" type="checkbox"/> <input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?		<input checked="" type="checkbox"/> <input type="checkbox"/>
<b>IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.</b>		
<b>A Corrective Measures Work Plan must be submitted along with this form to address these issues.</b>		
 _____ Signature of Owner/Remedial Party or Designated Representative		<u>3-20-17</u> _____ Date

**Box 2A**

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid? YES  NO

**If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.**

9. Are the assumptions in the Qualitative Exposure Assessment still valid?    
(The Qualitative Exposure Assessment must be certified every five years)

**If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.**

**Box 3** ✓

**SITE NO. C360132**

**Description of Institutional Controls**

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
6-601-486.1	Palmer Ave. Housing Development Fund Co.	Ground Water Use Restriction Landuse Restriction Site Management Plan
An Environmental Easement and Site Management Plan are in place for the site. The Easement restricts the land use to restricted residential, and prevents the use of groundwater at the site.		
6-602-494.2	Palmer Ave. Housing Development Fund Co.	Ground Water Use Restriction Landuse Restriction Site Management Plan
An Environmental Easement and Site Management Plan are in place for the site. The Easement restricts the land use to restricted residential, and prevents the use of groundwater at the site.		
Portion of 6-602-453	WB Pinebrook Associates, LLC	Ground Water Use Restriction Landuse Restriction Site Management Plan
An Environmental Easement and Site Management Plan are in place for the site. The Easement restricts the land use to restricted residential, and prevents the use of groundwater at the site.		

**Box 4** ✓

**Description of Engineering Controls**

<u>Parcel</u>	<u>Engineering Control</u>
6-601-486.1	Vapor Mitigation Cover System
The engineering controls include a soil cover system (2 foot clean cover or impermeable materials), and a vapor barrier system under the building foundation.	
6-602-494.2	Cover System Vapor Mitigation
The engineering controls include a soil cover system (2 foot clean cover or impermeable materials), and a vapor barrier system under the building foundation.	
Portion of 6-602-453	Cover System
The engineering control for this parcel is a soil cover system (2 foot clean cover or impermeable materials).	

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

  
Signature of Owner, Remedial Party or Designated Representative

3-20-17  
Date

IC CERTIFICATIONS  
SITE NO. C360132

Box 6

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I JAMES WONDLING at 170 TAYLOR ROAD, GENESEO, NY  
print name print business address

am certifying as OWNER'S REP (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

  
Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

7-18-17  
Date

IC/EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Joseph C. Riina P.E. at 251 Funderburg Ave Yorktown Hts, NY  
print name print business address 10598

am certifying as a Qualified Environmental Professional for the W.B. Power Assoc, LLC  
(Owner or Remedial Party)

  
Signature of Qualified Environmental Professional, for  
the Owner or Remedial Party, Rendering Certification



4/24/17  
Stamp (Required for PE) Date