

(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

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 300 and 308 Columbus Avenue
DEC Site #: C360136
Address: 300-308 Columbus Avenue
Tuckahoe, NY 10707

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin under the New York State Brownfield Cleanup Program to address contamination related to the 300 and 308 Columbus Avenue Site in Tuckahoe, Westchester County.

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 by Crestwood Builders Group, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- excavation and off-site disposal of contaminant source areas;
- a site cover will be required to allow for restricted residential use of the site; and
- any future on-site buildings will be required to have an evaluation of the potential for soil vapor intrusion.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

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

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location: The site consists of two contiguous properties totaling approximately 0.75 acres in size. The 300 Columbus Avenue property is located south of and adjacent to the 308 Columbus Avenue property, and the southeastern portion of 300 Columbus Avenue extends to Fisher Avenue. The property located at 308 Columbus Avenue is on the corner of Columbus Avenue and Lincoln Avenue and is directly across from the train station.

Site Features: The 300 Columbus Avenue property is approximately 20,312 square feet, while the 308 Columbus Avenue property is approximately 11,825 square feet. The properties are paved, with the exception of gravel backfill areas at locations where former underground storage tanks (USTs) and dispensers (pumps) were previously excavated and removed.

Current Zoning and Land Use: The site is zoned for commercial use and is currently vacant. The Applicant is pursuing a zoning change from the municipality.

Past Use of the Site: 300 Columbus Avenue was developed in the 1950s as a gasoline station, while 308 Columbus Avenue was developed in the 1930s as a gasoline station. Both properties were most recently used for commuter parking and an auto repair facility.

Site Geology and Hydrogeology: The site is underlain by glacial till consisting of varying amounts of silt, clay, sand and gravel. Asphalt, crushed rock and brick are also present in the upper sections of the soil column, indicating that the fill material is in the upper 6 to 15 feet across the site. The site is underlain by the Inwood Marble and the Fordham Gneiss formations, with the bedrock formation boundary running north to south through the center of the site. Bedrock in Westchester County is typically overlain by a relatively thin covering of glacial deposits, mainly till, with stratified deposits being present along river systems. Soils beneath the site are described as urban land, or areas where at least 60% of the land area is covered with impervious materials and slopes range in grade from 0 to 8%.

Groundwater is expected to flow in a westerly direction toward the Bronx River.

Groundwater is encountered at depths ranging from 17 to 25 feet below grade across the Site. There are no surface water bodies or streams on or immediately adjacent to the Site; the Bronx River is located approximately 500 feet west of the site, and an unnamed pond is located approximately 750 feet to the east.

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

<http://www.dec.ny.gov/cfm/EXTAPPS/DEREXTERNAL/haz/details.cfm?pageid=3&progno=C360136>

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.

Tuckahoe Public Library
Swadesh Pachnanda
71 Columbus Avenue
Tuckahoe, NY 10707
phone: 914-961-2121

NYSDEC Region 3 Office
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

Randy Whitcher
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9669
rjwhitch@gw.dec.state.ny.us

Site-Related Health Questions

Nathan Freeman
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Rm 1787
Albany, NY 12237
518-402-7860
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.

Site Figure

