



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former Marble Quarry Landfill
DEC Site #: C360143
Address: 109-125 Marbledale Road
Tuckahoe, NY 10707

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period and Public Meeting Announced

Public Meeting, Thursday, April 14th, 7:00 PM
Village of Tuckahoe Village Hall, 65 Main Street, Tuckahoe, New York

NYSDEC invites you to a public meeting to discuss the proposed remedy to address contamination at the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

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 109-125 Marbledale Road in the Village of Tuckahoe. 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 the Brownfield Cleanup Program applicant, Bilwin Development Affiliates LLC with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant will be issued a Certificate of Completion (COC). The COC shows that the cleanup has been performed in accordance with the plan approved by the NYSDEC and ready for the next intend use consistent with local zoning laws.

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 Freon in soil vapor at the site border.

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=C360143>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **March 11, 2016** through **April 24, 2016**. The draft Remedial Work Plan (RWP) 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. A site cover will be required to allow for commercial use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks that are present, or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where the soil cover is required it will be a minimum of one foot of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d).
2. Control of soil vapor intrusion into any proposed building with a sub-slab depressurization system and vapor barrier. The soil vapor remedial action objectives will be achieved through installation of ventilation system in the enclosed parking garage.
3. An environmental easement will be placed on the property. The easement will require a periodic certification of institutional and engineering controls; allow the property to be used for commercial uses; restrict the use of groundwater unless it is treated; and require compliance with the NYSDEC approved Site Management Plan.
4. Development of a Site Management Plan, which will include details for maintaining the 1-foot cover, submitting periodic review reports, and any sub-slab depressurization systems or ventilation systems.
5. Backfilling of excavated areas with clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) for the commercial use to replace the excavated soil and establish the designed grades at the site. On-site soils that are grossly contaminated {as defined in 6 NYCRR Part 375-1.2(u)}, contain non-aqueous phase liquids, contain semi volatile organic compounds exceeding 500 ppm, and/or create a nuisance condition (as defined in Commissioner Policy (CP) 51 Section G) may not be used to backfill. The site will be re-graded to accommodate installation of a cover system as described in the RAWP. Excess fill material will be tested for reuse or disposal as described above for imported fill.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP. The NYSDEC will release a Proposed Decision Document during the comment period for public review. The New York State Department of Health (NYSDOH) must also concur with the remedy.

The final Remedial Work Plan (with revisions if necessary) and the final Decision Document will be made available to the public. The applicant may then design and perform the cleanup 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

Site Location: The site is located in the Village of Tuckahoe, Town of Eastchester, in Westchester County. To the west of the site is Verdi Avenue, to the north are commercial properties, to the east is Marbledale Road, and to the south is a large parking area.

Site Features: The site consists of two (2) tax parcels totaling approximately 3.45 acres. A shed, mounted on a trailer is located at the northwest corner of the property, and a mobile storage unit is near the northeastern corner of the site. There is a paved parking lot and an overgrown grassy area. The site is partially fenced on the southern, eastern, and northern sides.

Current Zoning and Land Use: The site is zoned for commercial uses, but is vacant. The surrounding land use is mixed residential and commercial.

Past Use of the Site: The site has been used for commercial and industrial operations including a quarry, a landfill, and for auto repair and auto parking.

Site Geology and Hydrogeology: The site geology consists of 0-6 feet of sand fill material of moderate permeability. There is a marble formation beneath the site that varies in thickness between 3 and 150 feet, which is comprised of dolomite marble, granulite, and quartzite overlain by calcite marble. A highly fractured bedrock unit underlies the marble layer. The site is surrounded by shallow bedrock outcrops. The water table is most likely between 20 feet below the surface. Groundwater flow is assumed to be south-southwest toward the Bronx River.

Highlights of the Remedial Investigation and Previous Remedial Activities

The investigation documented the presence of polycyclic aromatic hydrocarbons (PAHs) and metals in site surface soils above the unrestricted use soil cleanup objectives (SCOs). Volatile organic compounds (VOCs), PAHs, metals and polychlorinated biphenyls (PCBs) were detected above the unrestricted use SCOs in the subsurface soils.

VOCs, PAHs, Metals, PCBs and the pesticide dieldrin were found in groundwater samples above the groundwater quality standards.

Levels of dichlorodifluoromethane (Freon 12), 1,2-dichlorotetrafluoroethane (Freon R114), and trichlorofluoromethane (Freon 11) were found in soil vapor at the site boundary which warrant a soil vapor investigation of off-site parcels. This investigation is currently under way.

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.

Tuchahoe Public Library
Attn: Swadesh Pachnanda
71 Columbus Avenue
Tuckahoe, NY 10707
phone: 914-961-2121
(spachnan@wlsmail.org)

New York State Department of
Environmental Conservation
Attn: Sarah Shepard
Region 3 Office
21 South 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

Randy Whitcher
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020
518-402-9669
randy.whitcher@dec.ny.gov

Site-Related Health Questions

Renata Ockerby
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room 1787
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.

Site Figure

