



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360143/> and at these location(s):

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

Who to Contact

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

Project-Related Questions

Kevin Carpenter, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7014
(518) 402-9799
kevin.carpenter@dec.ny.gov

Project-Related Health Questions

Renata Ockerby
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza – Corning Tower
Room 1787
Albany, NY 12237
518-402-7867
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

November 2021

Former Marble Quarry
Landfill
109 – 151 Marbledale Road
Tuckahoe, NY 10707

SITE No. C360143

NYSDEC REGION 3

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Marble Quarry Landfill site ("site") located at 109-151 Marbledale Road, Tuckahoe, Westchester County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Bilwin Development Affiliates LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360143/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 8,700 cubic yards of contaminated soil exceeding the restricted commercial use soil cleanup objectives (RCUSCOs) and other material. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site;
- Construction of two sub-slab depressurizations systems (SSDSs), one each in the recently constructed hotel and the under-construction restaurant building. A vapor barrier was also installed beneath each building. The barriers work in conjunction with the SSDSs to prevent soil vapor intrusion;
- Construction of a soil vapor extraction (SVE) system to prevent migration of contaminated soil vapor from the site;
- In-situ (in-place) chemical reduction (ISCR) using zero-valent iron and in-situ enhanced biological degradation using emulsified vegetable oil (EVO) to treat groundwater contaminated by chlorinated volatile organic compounds (CVOCs) in one area of the site. The ZVI and EVO were injected into the bedrock groundwater in the deepest part of the former quarry;
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 1-foot clean soil cover in landscaped areas. The soil cover was placed over a demarcation layer.

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- An environmental easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP;
- Development of a site management plan (SMP) for long-term management of residual contamination as required by the environmental easement, including plans for: (1) institutional and engineering controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The site is located at 109 - 151 Marbledale Road in the Village of Tuckahoe, Town of Eastchester, Westchester County. To the west of the site is a residential neighborhood, to the north are commercial properties, to the south is a large parking area and to the east is Marbledale Road, beyond which are commercial/industrial facilities and a residential neighborhood further east. The site was used in the past for commercial and industrial operations. The site was a marble quarry which was then used as a landfill for waste disposal and subsequently for auto repair and auto parking.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the

site ID, C360143) at:

<https://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location

