

Citizen Participation Plan Westchester County Airport White Plains, New York

BCP Site No. C360174

February 2023

**Prepared for: Westchester County
240 Airport Road
White Plains, New York 10601**

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site’s investigation and cleanup process.

Applicant: **County of Westchester (“Applicant”)**
Site Name: **Westchester County Airport (“Site”)**
Site Address: **240 Airport Road, West Harrison**
Site County: **Westchester County**
Site Number: **C360174**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html>.

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment.

- Improving public access to, and understanding of, issues and information related to a particular site and that site’s investigation and cleanup process.
- Providing citizens with early and continuing opportunities to participate in NYSDEC’s site investigation and cleanup process.
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community.
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the Site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site’s investigation and cleanup program. The public’s suggestions about this CP Plan and the CP program for the Site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site’s investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the Site and by other means, as appropriate.

Site Contact List

Appendix B contains the Site contact list. This list has been developed to keep the community informed about, and involved in, the site’s investigation and cleanup process. The Site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The Site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town, and village in which the Site is located;
- residents, owners, and occupants of the Site and properties adjacent to the Site;
- the public water supplier which services the area in which the Site is located;
- any person who has requested to be placed on the Site contact list;
- the administrator of any school or day care facility located on or near the Site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The Site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the Site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the Site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first Site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the Site. See <http://www.dec.ny.gov/chemical/61092.html>.

Subsequent fact sheets about the Site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods, and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

Documents related to the site can be accessed online here:

<https://airport.westchestergov.com/about-us/environmental-management-system>.

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

For documents related to the current clean-up efforts:

<https://airport.westchestergov.com/about-us/environmental-management-system/pfas-program>.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the Site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the Site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the Site, as described in Section 5.

If the Site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the Site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the Site and that its members' health, economic well-being, or enjoyment of the environment may be affected by a release or threatened release of contamination at the Site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, **the significant threat determination for the site had not yet been made.**

To verify the significant threat status of the Site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare Site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to Site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the Site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to Site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC). 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the Site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

The Site has been impacted by the chemicals formulated in Aqueous Fire Fighting Foams (AFFF) named per- and polyfluoroalkyl substances (PFAS). PFAS are man-made chemicals found across the Site in soil, sediment, surface water, and groundwater in varying concentrations. However, the north end of the Airport where the New York Air National Guard (NYANG) performed aircraft rescue and firefighting (ARFF) operations on a regular basis from 1968 to 1983 is the area where PFAS is most heavily concentrated in soil and groundwater. These firefighting exercises and training activities were performed at a former Burn Pit across from Building 10. The NYANG, as part of its firefighting exercises, used AFFF which historically contained high concentrations of PFAS, specifically perfluorooctane sulfonate (PFOS). Even today, Title 14 Code of Federal Regulation (CFR) Part 139 under Federal Aviation Administration (FAA) requires Airport operators to use AFFF containing PFAS. In 2018, the Airport discontinued the use of foams containing PFOS and perfluorooctanoic acid (PFOA) and transitioned to a more environmentally friendly AFFF National Foam Aer-O-Water 6%. In July 2020, New York State adopted PFOS and PFOA drinking water Maximum Contaminant Levels (MCLs) of 10 part per trillion (ppt).

The Site Characterization at the Airport has been completed and the next phase of focus is refining the investigation in remedial investigation. This work is being outlined in a remedial investigation workplan, estimated to be executed in the spring/summer of 2023. In the last year, an investigation of soil, sediment, groundwater, and surface water has been conducted on the North Parcel of the Airport, which is the portion of Airport property that is north of Airport Road. Previously, as an interim remedial measure, the stormwater system at the northern portion of the Airport that was allowing PFAS impacted groundwater to leave the Airport through OF-7 located inside the Rye Lake drainage basin was replaced with a watertight system to prevent the infiltration of impacted groundwater. Other planned IRMs include pilot tests at various locations to reduce the concentrations of contaminants in surface and groundwater. Investigative workplans, reports, and monthly progress reports can be found on Westchester County website as previously cited on Page 6.

Water Supply – Rye Lake Reservoir – Rye Lake is a receptor for the surface water and groundwater from approximately 1/3 of the Airport area.

Water Supply – Some commercial buildings along New King Street have water wells that have been impacted by PFOS and PFOA.

4. Site Information

Appendix C contains a map identifying the location of the Site.

Site Description

The Site is located at 240 Airport Road in White Plains, Westchester County, New York and encompasses approximately 694 acres or 1.08 square miles. The Airport is located in a mixed-use area of commercial and residential parcels and has been assigned Site No. 360174 by the NYSDEC. Residential housing is located to the north of the Site across Airport Road. To the east and south of the Airport across Airport Road are residences and commercial properties, including a golf course. Interstate 684 and Rye Lake are located to the west of the Airport. As indicated, Rye Lake is part of the Kensico Reservoir.

About one-third of the Airport lies within the Rye Lake watershed while the remainder lies within the Blind Brook watershed. As used in this report, the “Site” refers to the area within the boundaries of the Airport. The Harrison Sub-residency Site is located outside of the Project Area (off-site) but is included in the discussion since PFAS were identified in surface and groundwater at this location by TRC in 2018. It should also be noted that the Harrison Sub-residency Site is located downgradient from the Airport.

In the northern portion, the Site generally slopes to the west toward Rye Lake, whereas the southern part of the Site slopes to Blind Brook. The Site is largely covered with earthen fill and vegetation with some areas covered by concrete, runways, asphalt, and/or gravel. The main structures at the Site consist of Airport and tenant buildings of a slab-on-grade construction. The buildings house offices, maintenance, Airport operations and management, lease holders of airlines, and private aircraft.

History of Site Use, Investigation, and Cleanup

Westchester County Airport (Airport code “HPN”) was initially constructed by the U.S. Army Corps of Engineers in 1942 on land owned by the County of Westchester and leased to the United States government “for the duration” of WW II for use by the U.S. Army Air Force. Before the end of the war, the U.S. government surrendered its lease and in February 1945 the Westchester County Airport opened as a public Airport. However, the Army Air Force never completely vacated the Airport. In 1947, following the creation of the United States Air Force and the New York Air National Guard (NYANG), the NYANG leased the northeast section of the Airport from Westchester County. The NYANG subsequently constructed air-support facilities on the leasehold and continuously occupied its leasehold until 1983 when the unit moved to Stewart Air Force Base.

The following presents a Timeline of Development at Westchester County Airport:

- 1942 – construction began;
- 1943 – runways completed;
- Late 1943 – U.S. Army Air Force (AAF) base opened;
- 2/13/1945 – base officially became the County Airport;
- 1946 – private pilots became tenants at the Airport;
- 9/18/1947 – New York State Air National Guard (NYANG) formed;

- 1948 – Hangar A completed;
- 11/1949 – permanent airline service began with American Airlines;
- 1952 – NYANG begins operations at Airport base;
- 1953 – Hangar D completed;
- 1967 - New Air Traffic Control Tower built to replace flight operations tower in Hangar A;
- 1978 – U.S. Airline Deregulation Act resulted in more flights in and out of HPN;
- 1980 – longer-distance jet travel began via Air Florida;
- 1983 – NYANG left the Airport and transferred to Stewart Airport in Newburgh, NY;
- 1993 – new passenger terminal built;
- 2007 – JetBlue service began.

In the late 1990s, and as a result of historical firefighting and training activities using flammables such as aviation fuel as the accelerant, concerns were raised regarding the potential environmental impacts to soil and groundwater in and around the former NYANG Burn Pit area.

To address this concern, First Environment, the County's environmental consultant, conducted a detailed reconnaissance of the Airport Property that included multiple site visits in the fall of 1999 and a review of historic aerial photographs of the Airport. The reconnaissance identified the location of the former NYANG Burn Pit west of Building 10 and its boundaries. Based on information reviewed, ARFF training activities consisted of the repeated burning and extinguishing of aviation fuel at this location. It should be noted at that time there were no known environmental concerns or regulatory standards for PFAS chemicals in AFFF.

In early 2000, 39 study areas were identified as possible contaminant sources at the Airport and investigated to determine their potential impact, if any, on environmental media. The investigations included a review of available documentation; interviews with Airport personnel and NYANG personnel in Latham, New York; as well as intrusive investigations consisting of soil and/or groundwater sampling.

On January 28, 2000, First Environment identified petroleum impacts in the former Burn Pit area associated with fire training activities. In an effort to remediate this area, First Environment removed the source of contamination.

From May 16 to October 20, 2000, First Environment oversaw the removal of approximately 2,800 tons of impacted soil. The excavation encompasses an area measuring 130 feet by 60 feet and extended to a depth of 4 to 6 feet below grade. The excavated soil was transported to Soil Safe, Inc., located in Salem, New Jersey, a facility certified to accept non-hazardous petroleum impacted soil. At the completion of the remedial excavations, post-excavation samples were collected to document the success of the remedial actions.

To restore the area of the excavation to original grade, soil previously stockpiled on-site was evaluated to determine if it was suitable for reuse to backfill the former NYANG Burn Pit area excavation.

Additional Site investigation activities were completed from June to December 2000. As part of this additional investigation, First Environment collected approximately 125 soil samples, 30 post-excavation soil samples, and 130 groundwater samples from temporary and permanent monitoring wells located at the Site. All samples were submitted for laboratory analysis in order to chemically characterize the environmental media at the Site.

In 2001, following First Environment's review of the data, based on the hydrogeology, hydrology, and laboratory analytical results, First Environment concluded there was no pervasive petroleum groundwater plume emanating from the Airport that was threatening the water quality at Rye Lake. The findings of the investigation were detailed in First Environment's Site Investigation Report and Groundwater Monitoring Program dated February 2001.

From June 2001 until 2011, a voluntary site-wide groundwater monitoring program was performed by the Airport. The monitoring program included the semi-annual sampling and analysis of between 50 to 57 monitoring wells located across the Site. The analytical parameters included VOCs, SVOCs, glycols, and total and dissolved metals. The monitoring program was performed until the first quarter of 2011, at which point the program was discontinued by the prior County administration.

In June 2017, the NYSDOH sampled raw water intakes and finished water outlets corresponding to several potable wells that service a number of commercial buildings located on New King Street in North Castle, New York. The results of the sampling identified PFAS in these intake and outlet ports, some at concentrations that exceeded the combined action level of 70 ppt for PFOA and PFOS.

In November 2017, sampling conducted by WSP identified PFAS in eight monitoring wells located across the Site. This sampling event was conducted at the request of the NYSDEC to evaluate potential impacts from historic fire training activities conducted by the NYANG.

In August 2018, the County voluntarily restarted the semi-annual groundwater monitoring program and sampled 52 monitoring wells. To date, WSP has conducted six sampling events on the following dates: August 2018, March 2019, October 2019, April 2020, October 2020, March 2021. The 2018 sampling event was the first full-sampling event under the re-started monitoring program and encompassed an expanded list of analytical parameters, including a suite of 21 PFAS compounds as well as 1,4 dioxane. This event revealed concentrations of PFOA and PFOS exceeding the 70 ppt EPA lifetime contaminant health advisory level for combined PFOA and PFOS in 26 of the 52 sampled wells. The monitoring wells exhibiting the highest concentrations of PFAS in groundwater were located in the northern portion of the Site, near the former NYANG Burn Pit; although elevated levels have been identified at Hangar V Pepsi/ 37. It may be possible that the groundwater divide is

separating ICA at UW-1, FMW-31, and FMW-PFAS in two directions or a potential PFAS source exists at or near Hangar V. In addition, 1,4-dioxane was detected in five wells in proximity to Hangar D. VOCs were also identified; however, no glycols were detected. The VOCs and glycol results were generally consistent with the concentrations previously detected in the groundwater during the monitoring program from 2001 to 2011.

A second groundwater sampling event was conducted in March/April 2019. In total, 53 monitoring wells across the Site were sampled for PFAS. In addition, samples from 39 wells were analyzed for VOCs, samples from 12 wells were analyzed for 1,4-dioxane, and samples from 6 wells were analyzed for glycols. This event revealed concentrations of PFOS and PFOA exceeding the 70 ppt EPA combined PFOA and PFOS life-time contaminant health advisory level in 32 of the 53 sampled wells. The 2019 PFAS and VOCs concentrations were of similar concentrations when compared to those from 2018. The highest PFAS concentrations were detected in samples from shallow monitoring wells screened from 5.0 and 20.0 feet below ground surface (bgs).

The highest combined PFOA and PFOS concentrations have been consistently detected in wells FMW-6 and FMW-7, which are both located immediately adjacent to the former NYANG Burn Pit area which, as noted, is considered the primary source area at the Site where PFAS containing AFFF was used during fire training exercises. There has been a decrease in PFAS concentration in certain wells across the Site. First Environment believes the declining trend in some of the wells at the burn pit are the result of the removal of approximately 2,800 tons of VOC and SVOC impacted soil in 2000/2001. Based on recent investigation results, it is now apparent this former burn pit soil was also impacted with PFAS and therefore constituted a PFAS source removal event as well. As noted, WSP conducted groundwater sampling in 2018, 2019, 2020, and 2021.

In 2019-2020, First Environment performed a Site Characterization of the Airport and submitted the report to the NYSDEC in April 2021. First Environment implemented the storm sewer/groundwater IRM in 2021. In 2021 and 2022 site investigation of the north parcel of the Airport was executed. First Environment continues to dialogue with the NYSDEC monthly to the progress of the current and future remedial investigation and clean-up Site activities.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and has been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant was the owner of the Site at the time of the discharge of PFAS contaminants or was otherwise liable for the discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination on site, as well as the nature and extent of contamination that has migrated from the Site. The Participant also must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish, and wildlife to contaminants on the Site and to contamination that has migrated from the Site.

The Applicant in its Application proposes that the Site will be used for commercial purposes.

To achieve this goal, the Applicant will conduct clean-up activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the Site.

NYSDEC will use the information in the investigation report to determine if the Site poses a significant threat to public health or the environment. If the Site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the Site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the Site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the Site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a clean-up plan, officially called a “Remedial Work Plan.” The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the Site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments and revise the draft clean-up plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the Site Decision Document.

The Applicant may then design and perform the clean-up action to address the Site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes clean-up activities, it will prepare a final engineering report that certifies that clean-up requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the Site.

Certificate of Completion

When NYSDEC is satisfied that clean-up requirements have been achieved or will be achieved for the Site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site clean-up program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the Site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the Site, such as a deed restriction, that would prevent or restrict certain uses of the property. An institutional control may be used when the clean-up action leaves some contamination that makes the Site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Greta White, P.G. Project Manager NYSDEC Central Office Division of Environmental Remediation 625 Broadway, Albany, NY 12233 (518) 402-2029 email: greta.white@dec.ny.gov	Stephanie Mossey Citizen Participation Specialist NYSDEC Region 3 21 South Putt Corners Rd, New Paltz, NY (845) 256-3154
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New York State Department of Health (NYSDOH):

Kristin Kulow Public Health Specialist
New York State Department of Health
Bureau of Environmental Exposure Investigation
28 Hill Street, Suite 201
Oneonta, NY 13820
(518) 402-7860
bee@health.ny.gov

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

Westchester County Airport Environmental Department
Main Terminal, Suite 202
240 Airport Rd White Plains NY 10604
Phone: (914) 995-3860 or (914) 995-4856
Hours: 8:00 am to 4:00 pm

NYSDEC Central Office
625 Broadway,
Albany, NY 12233
Attn: Matthew Hubicki Phone: (845) 256-3003
Hours: 8:30 am – 4:45 pm Monday through Friday (call for appointment)

Documents related to the site can be accessed online here:

<https://airport.westchestergov.com/about-us/environmental-management-system>.

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

For documents related to the current clean-up efforts:

<https://airport.westchestergov.com/about-us/environmental-management-system/pfas-program>.

Appendix B - Site Contact List

1. Chief Executive Officers and Planning Board Chairpersons

George Latimer County Executive, Office of the County Executive
9th Floor, 148 Martine Ave, White Plains, NY 10601

Richard Hyman, County Planning Board Chair, Westchester County Dept of Planning
Room 432, 148 Martine Ave, White Plains, NY 10601

Ron Belmont, Town/Village of Harrison Mayor, Town/Village of Harrison
1 Heineman Place Harrison, New York, 10528

Thomas Heaslip, Harrison Planning Board Chair Town/Village of Harrison
1 Heineman Place Harrison, New York, 10528

Paul Rosenberg, Village of Rye Brook Mayor, Village of Rye Brook
938 King Street Rye Brook, NY 1057

Robert Goodman, Rye Brook Planning Board Chair, Village of Rye Brook
938 King Street Rye Brook, NY 1057

Michael Schiliro, Town of North Castle Supervisor, Town of North Castle
15 Bedford Road Armonk, NY 10504

Christopher Carthy, North Castle Planning Board Chair, Town of North Castle
15 Bedford Road Armonk, NY 10504

Fairfield County, CT – As of 1960, Counties in Connecticut do not have any associated governmental structure. All services are provided by the towns.

Fred Camillo, Greenwich Township First Selectman
101 Field Point Road, First Floor, Greenwich, CT 06830

Katie DeLuca, AICP, Greenwich Township Planning Board Director
101 Field Point Road, Second floor, Greenwich, CT 06830

2. Residents, Owners, and Occupants of the Property and Properties Adjacent to the Property

<u>OWNER</u>	<u>OWNER ADDRESS</u>	<u>PROPERTY ADDRESS</u>
AMMIRATO, BARBARA	4282 Purchase St Purchase, NY 10577	Same
SPREWELL, LATRELL F	4340 Purchase St Purchase, NY 10577	Same
HIRABAYASHI, KAZUKO	4300Purchase St Purchase, NY 10577	Same
HASHEM J	5 Renaissance Sq - Apt White Plains, NY 10601	4350 Purchase St Purchase, NY 10577
SOCIETY OF FRIENDS	4455 Purchase St West Harrison NY 10604	Same
PRICE II, VIRGIL M	6-10 Wolfe Ln Purchase, NY 10577	Same
CITY OF NEW YORK	465 Columbus Ave Valhalla NY 10595	4440 Purchase St Purchase, NY 10577
VALENTINO ANTHONY A	2 Palma Dr Harrison NY 10528	38 Wolfe Ln Purchase, NY 10577
GJOKAJ, TONY T	36 Hickory Ln Thornwood NY 10594	22 Wolfe Ln Purchase, NY 10577
AMMIRATO, FULVIO	4288 Purchase St Purchase, NY 10577	Same
BURTON, STEVEN	4390 Purchase St Purchase, NY 10577	Same
BILLONE, JOSEPH	4443 Purchase St West Harrison NY 10604	Same
VALENTINO ANTHONY A WESTCHESTER JOINT WATER	2 Palma Dr Harrison, NY 10528	34 Wolfe Ln Purchase, NY 10577
SUMMERHILL REALTY LLC	1625 Mamaroneck Ave Mamaroneck, NY 10543	12 Stone Ridge Rd Purchase NY 10577
AMMIRATO, FULVIO	4330 Purchase St Purchase, NY 10577	Same
KANTER, MALCOLM J	4290 Purchase St Purchase, NY 10577	Same
SOCIETY OF FRIENDS	14 Wolfe Ln Purchase, NY 10577	Same
REHMAN ABAID	Purchase Meeting Purchase, NY 10577	Purchase St Purchase, NY 10577
STATE OF NEW YORK	251 Bedford Pk Blvd Bronx, NY 10453	4 Kempner Ln Purchase, NY 10577
KERN, HAL NYS HOUSING FINANCE AGENCY	A E Smith Office Bldg Albany, NY 12236	55 New King St West Harrison NY 10604
UNITED CEREBRAL PALSY	18 Wolfe Ln Purchase, NY 10577	Same
SAFE FLIGHT INST CORP	Lincoln Ave Purchase, NY 10577	Same
1194 KING STREET LLC	PO Box 555 Purchase, NY 10577	1186 King St Rye Brook NY 10573
PAUL ANTONIK	20 New King St West Harrison NY 10604	Same
KATHLEEN AUGUSTIN		1194 King Street, Greenwich, CT, 06831
BRUNSWICK SCHOOL, INC		1151 King Street, Greenwich, CT 06831
OLGA VALERIE COLLINS		1332 King St (Rear) Greenwich, CT 06831
SUSAN V AND ANDRE DEDEKAM		100 Maher Avenue, Greenwich, CT 06830
FAIRVIEW COUNTRY CLUB		1358 King St Greenwich, CT 06831
GREENWICH KING ST. ASSOC.		1147 King St. Greenwich, CT 06831
GREENWICH WOODS LIMITED		1241 King Street, Greenwich, CT 06831
GREENWICH WOODS REALTY		280 Park Ave, 24 th Fl. New York, NY 10017
		25250 Rockside Rd, Bedford Hts, OH 44146
		1621 59 th Street Brooklyn, NY 11204

HARVEST TIME ASSEMBLY OF KIM GIL SEUNG & KIM YEAR LAURELTON NURSING HOME MICHAEL J & VICTORIA MACK NEW KING STREET TRUSTEES OF CONVENT OF ALLENT T & WILLIAMS JOHN & LORMA W/S ZICCA	1338 King Street Greenwich, CT 06831 1368 King Street Greenwich, CT 06831 1188 King Street, Greenwich, CT 06831 1364 King Street, Greenwich, CT 06831 205 Main St. PO Box 807 Chatham, NJ 07928 1177 King Street, Greenwich, CT 06831 1400 King Street, Greenwich, CT 06831 1356 King Street, Greenwich, CT 06831
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3. Local News Media

LoHUD, 1133 Westchester Avenue, Suite N110, White Plains, NY 10604

4. Public Water Supplier

Westchester Joint Water Works, 1625 Mamaroneck Avenue, Mamaroneck, NY 10543

5. Other Persons

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Purchase NY 10577
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Thomas_Wolfe@swissre.com

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Armonk, NY 10504

Cynthia Garcia, NYCDEP Supervisor
SEQRA Coordination Section
465 Columbus Avenue
Valhalla, NY 10595
cgarcia@dep.nyc.gov

6. School Administrators

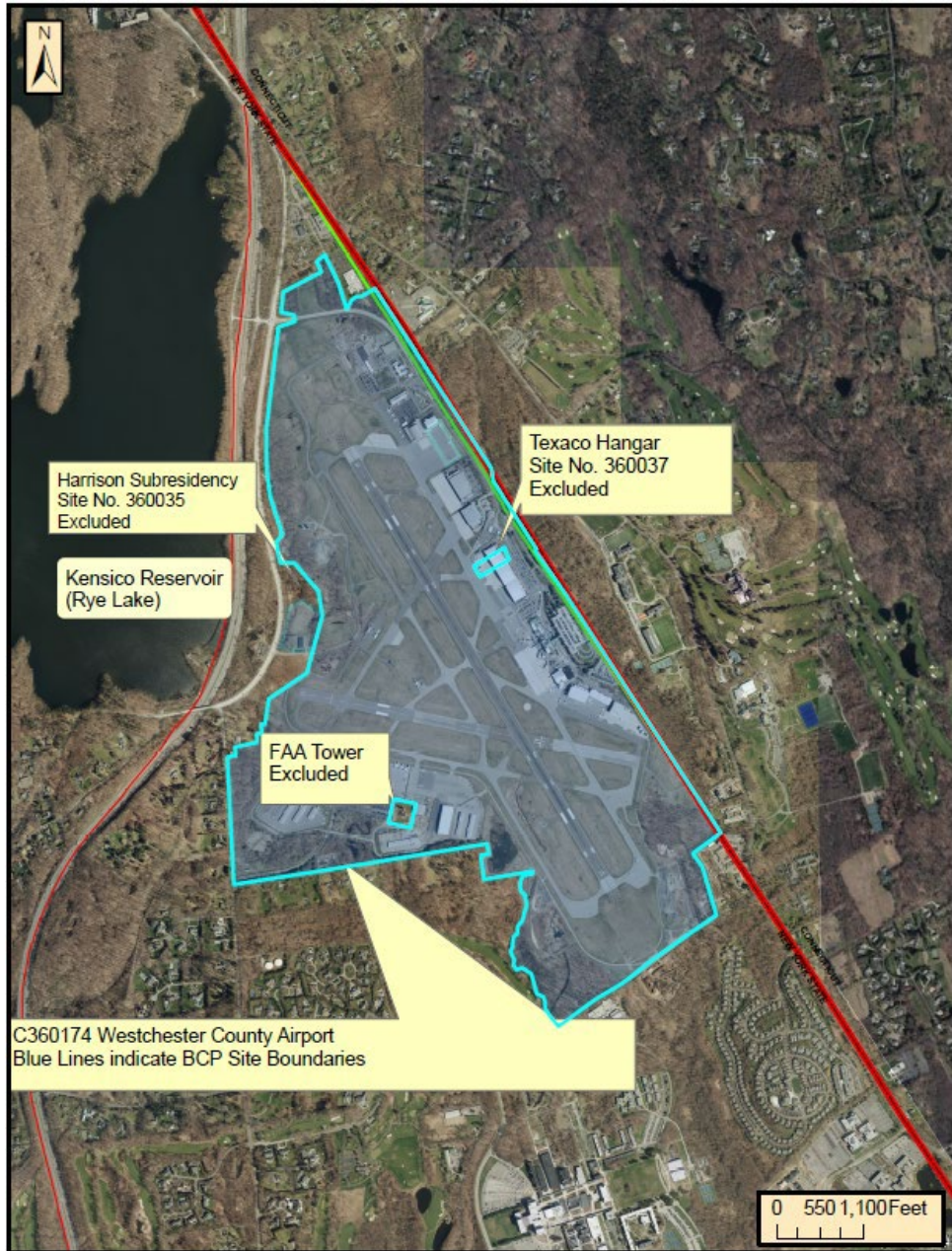
Thomas Phillip, Headmaster, The Brunswick School
1275 King Street, Greenwich, CT 06831.

Linda Kuck, Executive Director, Cerebral Palsy of Westchester
1186 King Street, Rye Brook, NY 10573.

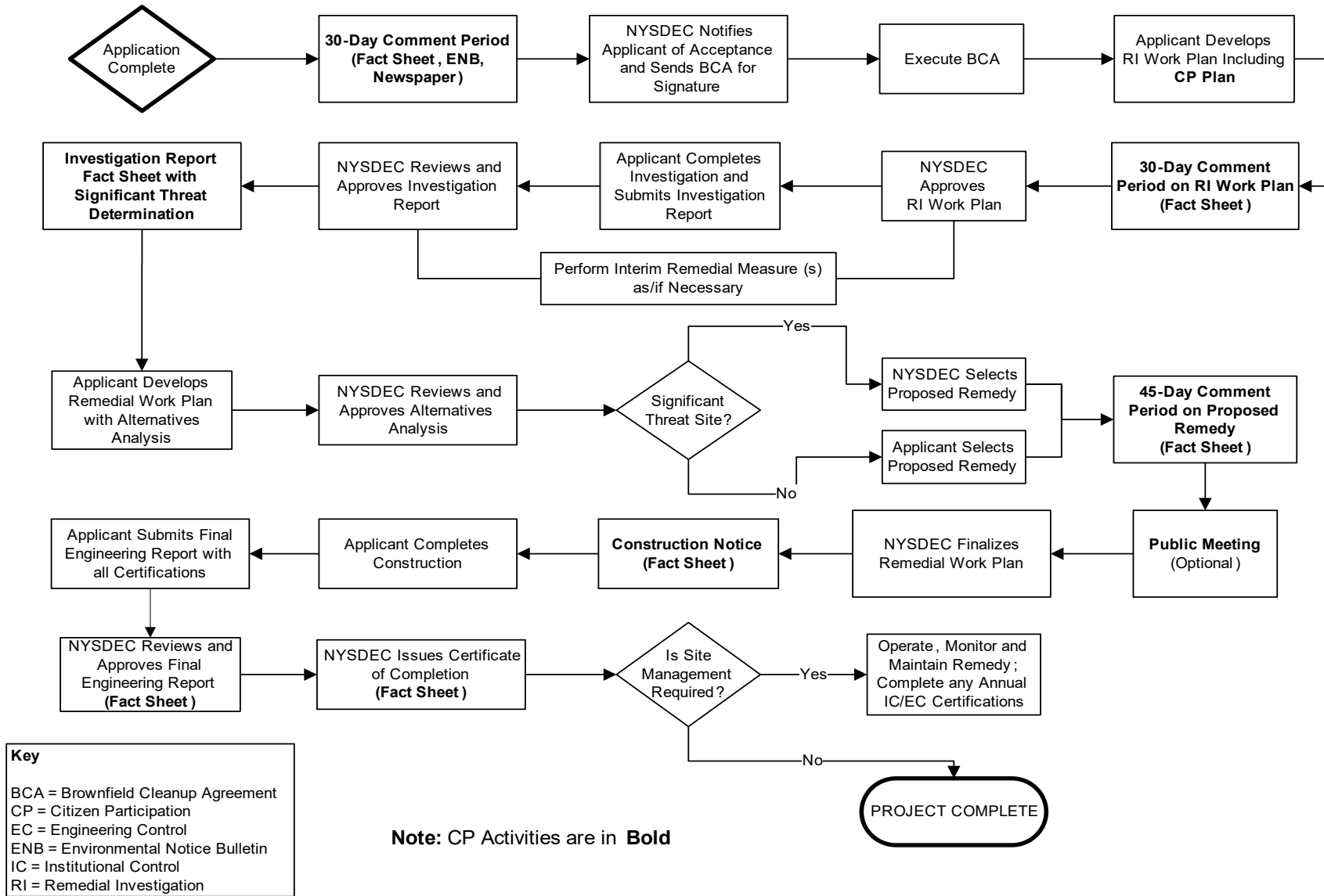
7. Document Repository

Westchester County Airport Environmental Department
Main Terminal, Suite 202
240 Airport Rd White Plains, NY 10604

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

This Scoping Sheet assesses major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to more effectively implement the site's CP program.

Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.

General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

Part 1. List Major Issues of Public Concern and Information the Community Wants.

- Is our health being impacted? (e.g., Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g., Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g., who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?

- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community

with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.

- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public.

Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential, or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues.

It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help to select and conduct appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage
- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Division of Environmental Remediation

Remedial Programs
Scoping Sheet for Major Issues of Public Concern (see instructions)

Site Name: Westchester County Airport

Site Number: C360174

Site Address and County: 240 Airport Road, West Harrison Westchester County, New York

Remedial Party(ies): Westchester County

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses, and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

- *The on-site PFAS contamination identified at the Airport and its impact to groundwater and how impacted groundwater and surface water could impact Rye Lake. Although not detectable levels of PFAS have been identified in Rye lake, nor is it expected such will be encountered in the future. The Airport is performing IRMs to mitigate PFAS impacts on and offsite. The Site was used for fire training that historically AFFF containing PFAS inside the Rye Lake Drainage Basin. PFAS chemical have entered the groundwater and moved into surface water that have migrated offsite. IRM activities are underway to reduce PFAS at the source where fire training activities that used AFFF were performed in an effort to reduce PFAS concentrations. No other contaminants appear to be present of concern to the environment.*
- *For more information about the Site or BCP program, contact the NYSDEC or NYSDOH Project Manager. Contact information is provided in Appendix A.*
- *Adjacent property occupants and owners will be kept informed about the progress of the Site cleanup activities. Periodic fact sheets will be sent by mail and/or electronically and published on Westchester County's Website.*
- *Local, state, and federal officials will be contacted about the Site remediation activities.*

Findings Site Characterization will used to prepare Remedial Investigation Workplan, and from there it will be determined what if any addition remediation activities are necessary, in addition to the IRM currently being initiated at the Airport.

How were these issues and/or information needs identified?

These issues were identified based on a review of historic records of the Site, WSP semi-annual reports from 2017 to 2020, findings identified from Site Characterization activities conducted by First Environment in 2019 to 2021. A description of the proposed project was also presented in the BCP Application. The Site Characterization information was recently submitted and not all that information could have been provided in the Application.

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

- *Adjacent property owners and occupants will be informed of the Site remediation through fact sheet updates activities and can reach out to the Site's NYSDEC and/or NYSDOH Project Manager to obtain additional information.*
- *Nearby uses do not need to be restricted, since measures will be implemented during all investigation and remediation activities to protect the health safety of the public and local community. These measures include, monitoring for dust that may be emanating from the Site and implementing controls such as spraying water or minimizing subsurface disturbance. Odors are not expected during but if encountered will be mitigated by the use of protective foams and/or covering any contaminated areas of disturbance or stockpiles with tarps.*

How were these information needs identified?

Research was completed to identify the names and contact information of adjacent property owners and local government officials. These individuals are included in the Site Contact List under Appendix B.

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

- *A Site Characterization report was completed in April 2021 and groundwater, soil, sediment and surface water sampling conducted in 2019-2020. The findings of the 2019 and some of the 2020 investigation and groundwater monitoring was utilized to support the BCP Application. Currently IRM are under way and will continue in 2021 to remediate the area of greatest concern. It is expected Remedial Investigation Workplan will be prepared and submitted to the NYSDEC under the BCP and once approved implemented in 2021-2022.*
- *Document repositories, where copies of all documents regarding the investigation and remediation of the Site are available to the public, have been established at on Westchester County's website as shown below:*

Documents related to the site can be accessed online here:

<https://airport.westchestergov.com/about-us/environmental-management-system>

For documents related to the current clean-up efforts - <https://airport.westchestergov.com/about-us/environmental-management-system/pfas-program>.

How were these issues and/or information needs identified?

These needs were identified by summarizing the project timeline and a review of the information included in the BCP Application. Any contact information or details pertaining to the Site that have changed since issuance of the BCP Application, have been updated in this CP Plan or described in greater detail in the Site Characterization report submitted in March 2021 to the NYSDEC. In addition, First Environment submitted April 2021 OF-7 Storm Sewer Workplan.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

- Residential** **Agricultural** **Recreational**
 Commercial **Industrial**

b. Residential type around site:

Urban **Suburban** **Rural**

c. Population density around site:

High **Medium** **Low**

d. Water supply of nearby residences:

Public **Private Wells** **Mixed**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

Yes **No**

Provide details if appropriate:

[Click here to enter text.](#)

f. Other environmental issues significantly impacted/impacting the affected community?

Yes **No**

Provide details if appropriate:

[Click here to enter text.](#)

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

Yes **No**

h. Special considerations:

Language **Age** **Transportation** **Other**

Explain any marked categories in h:

[Click here to enter text.](#)

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

Non-Adjacent Residents/Property Owners: [Click here to enter text.](#)

Local Officials: [Click here to enter text.](#)

Media: [Click here to enter text.](#)

Business/Commercial Interests: [Click here to enter text.](#)

Labor Group(s)/Employees: [Click here to enter text.](#)

Indian Nation: [Click here to enter text.](#)

Citizens/Community Group(s): (need a list from Robert F. John N.)

Environmental Justice Group(s): [Click here to enter text.](#)

Environmental Group(s): (need a list from Robert F. John N.)

Civic Group(s): [Click here to enter text.](#)

Recreational Group(s): Click here to enter text.

Other(s): Click here to enter text.

Prepared/Updated By: First Environment, Inc.

Date: 5/7/2021

Reviewed/Approved By: Click here to enter text.

Date: Click here to enter text.