



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/C360178>

Mount Pleasant Public Library

350 Bedford Road
Pleasantville, New York 10570
(914) 769-0548

Who to Contact

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

Project-Related Questions

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For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

52 Depew Street
52 Depew Street
Pleasantville, NY 10601

November 2023

SITE No. C360178
NYSDEC REGION 3

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 52 Depew St site ("site") located at 52 Depew Street, Pleasantville, Westchester County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Lighthouse Pleasantville LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) 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/C360178>.
- 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 completed to achieve the remedial action objectives for restricted residential reuse:

- Excavation and off-site disposal of approximately 4,093 cubic yards of grossly contaminated soil exceeding the Restricted Residential Use Soil Cleanup Objectives (RRUSCOs).
- In-Situ (in-place) Chemical Oxidation (ISCO) is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater. A chemical oxidant was injected into groundwater along the western portion of the site.
- The new development will maintain a site cover, which consists of the structures (building, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover was placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- A Site Management Plan (SMP) was developed 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) reporting; and

BROWNFIELD CLEANUP PROGRAM

- An environmental easement was granted to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

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. The applicant(s) would be able to redevelop the site after receiving a COC. 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.

Site Description: The 0.826-acre site is located immediately to the east of the Saw Mill River Parkway, just north of Grant Street. The historical usage of the site extends back to 1924 when it was utilized as a railroad coal yard. By 1927 the site was used as a hay, feed, and grain storehouse, and by the 1940's to the 1990's the site was used as an auto fueling station. Since then, it has been utilized as an automobile repair facility before entering the Brownfield Cleanup Program in 2018.

Re-development at the site consists of a 3-story multi-family building with 71 apartments, first-floor open air garage, and 103 parking spaces. The site has achieved a Track 4 Restricted Residential Use cleanup.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360178) 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

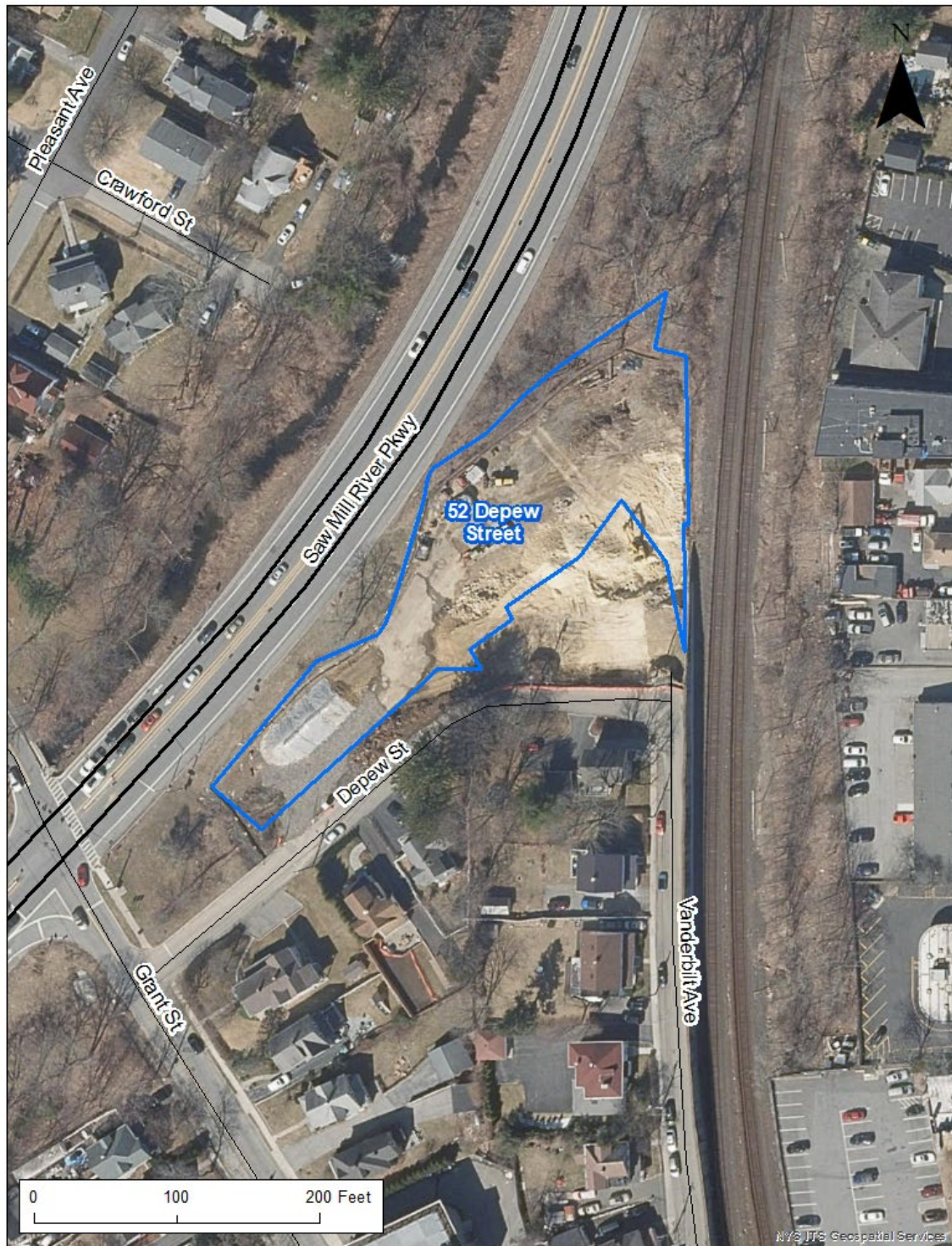
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

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বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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