



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

YMCA - White Plains
250 Mamaroneck Avenue
White Plains, NY 10605

SITE No. C360206

NYSDEC REGION 3

April 2022

Where to Find Information

Access project documents through
the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360206/> and at this location:

White Plains Public Library
100 Martine Avenue
White Plains, NY 10601
Attn: Brian J. Kenney, PhD.
(914) 422-1400

Who to Contact

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

Project-Related Questions
John Spellman, Project Manager
NYSDEC
625 Broadway
Albany NY 12233
(518) 402-9662
john.spellman@dec.ny.gov

Project-Related Health Questions
Gregory Rys
NYSDOH
5665 State Route 5
Herkimer, NY 13350
(315) 866-6879
beei@health.ny.gov

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

Remedy Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the YMCA - White Plains site ("site") located at 250 Mamaroneck Avenue, White Plains, Westchester County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment. This determination was based on the limited extent of contamination in the soil, groundwater and decreasing groundwater contaminant concentrations along the downgradient edge of the site.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **April 13 through May 28, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360206/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed unrestricted use remedy consists of:

- Excavating approximately 3,900 cubic yards of soil exceeding unrestricted use soil cleanup objectives. The excavation is not expected to exceed 8 feet in depth. The soil would be appropriately disposed of off-site;
- Collecting and analyzing confirmation soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Mamaroneck White Plains, LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action 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.

Site Description: The 1.16-acre site includes one building which is currently vacant and in the process of being demolished. The site borders Mamaroneck Avenue on the east. Commercial offices and retail properties border the site on the north, east and south. Residential properties border the site to the west. Development plans call for an eight-story mixed-use building with residential and commercial space.

Summary of the Investigation: Soil at the site was found to contain volatile and semi-volatile organic compounds, lead, mercury, and other metals in concentrations exceeding the NYSDEC’s unrestricted-use soil cleanup objectives. Volatile and semi-volatile organic compounds, metals and polyfluoroalkyl substances were found in groundwater in concentrations exceeding their respective guidance values. In some areas the groundwater had a petroleum odor.

In 2015 a 12,000 gallon underground heating oil storage tank was removed along with petroleum impacted soil. Incomplete removal of all associated contaminated materials is a suspected origin of contaminants. Other contaminants may be the result of historic urban fill found at the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C360206) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/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 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



Site Plan





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

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Contact: John Spellman, (518) 402-9662, john.spellman@dec.ny.gov