



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

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

August 2022

SITE No. C360206  
NYSDEC REGION 3

### 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](mailto: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](mailto:beei@health.ny.gov)

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

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will 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. The cleanup activities will be performed by Mamaroneck White Plains, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- 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."

Remedial activities are expected to begin late August or September 2022 and last about six months.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of petroleum-impacted soil and historic fill exceeding unrestricted use soil cleanup objectives. Approximately 6,200 cubic yards of soil will be excavated to a depth ranging from approximately 1 foot to 10 feet below ground surface as shown on the attached figure. Clean backfill, that meets the NYSDEC soil cleanup objectives, will be used to provide the final grade.
- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the remedy.

The activities are expected to achieve an unrestricted use cleanup standard.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

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When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

**Site Description:** The site is located opposite the intersection of Mamaroneck Avenue and Carhart Avenue in central White Plains. The 1.16-acre site is currently vacant following the demolition of the YMCA building earlier this year. 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. While not yet finalized, the development plans call for a 177-unit rental building with limited retail space.

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/x/etapps/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>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email: [www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

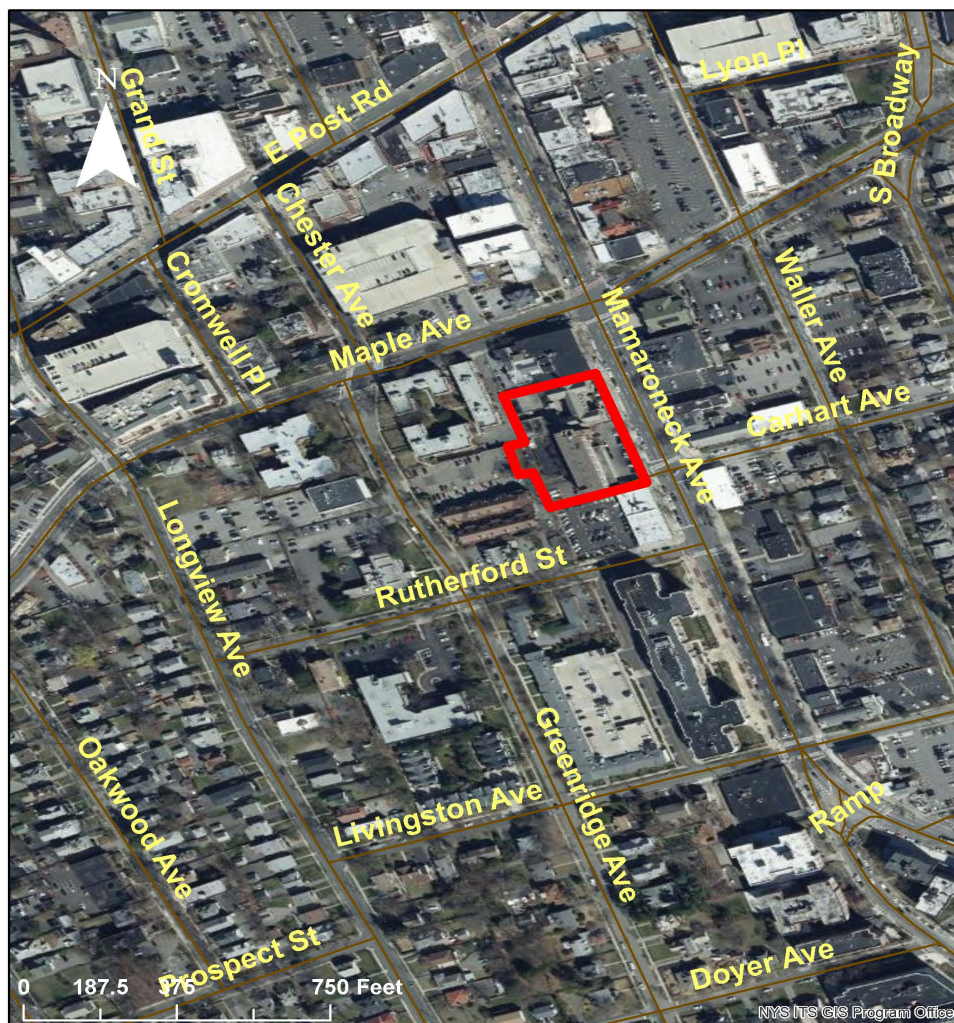
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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



**Figure 1:**  
**YMCA White Plains**  
**250 Mamaroneck Avenue**  
**City of White Plains, Westchester County**

### Legend

■ Site Boundary



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**Site Boundary**

**Remedial Excavation Depth**

- 0.5 R.
- 1 R.
- 2 R.
- 3 R.
- 4 R.
- 4.5 R.
- 5 R.
- 6 R.
- 8 R.
- 10 R.

**Scale:** 0 30 60 90 120 Feet

**Track 1 - Excavation Area**

**250 Mamaroneck Ave**  
**White Plains, NY**

**FIGURE NO:**

**4**



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<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
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**Contact: John Spellman, (518) 402-9662, [john.spellman@dec.ny.gov](mailto:john.spellman@dec.ny.gov)**