



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Sun Valley Nursery Filling Station
136-140 Croton Avenue
Ossining, Westchester County

May 2024

SITE No. C360207
NYSDEC REGION 3

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C360207/>

Ossining Public Library
53 Croton Avenue
Ossining, NY 10562
Attn: Karen LaRocca
Phone: (914) 941-2416

Who to Contact

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

Project-Related Questions
Michael Squire, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9546
Michael.squire@dec.ny.gov

Project-Related Health Questions
Jim Sullivan
NYSDOH
Empire State Plaza-Corning Tower
Room 1787
Albany, NY 12237
(518) 402-5584
beci@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit: <https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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 Sun Valley Nursery Filling Station site ("site") located at 136-140 Croton Avenue, Ossining, Westchester County. Please see the map for the site location.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **May 22 through July 8, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360207/>.
- Documents also are available at the locations 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 contaminated soil down to 13 feet below ground surface across the site, and off-site disposal of about 11,000 cubic yards of contaminated soil;
- Removing any Underground Storage Tanks encountered during excavation;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets Unrestricted Use Soil Cleanup Objectives for use as backfill;
- Installing a passive sub-slab depressurization system (SSDS) and a soil vapor barrier to mitigate soil vapor intrusion in the proposed building, with a vapor intrusion evaluation to determine if the SSDS will be converted into an active system;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementing a Site Management Plan (SMP) for monitoring of groundwater contamination;
- If groundwater contamination does not meet standards within five years of monitoring, continuing the SMP and placement of Environmental Easement to ensure proper use of the site may be necessary.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by 136-140 Croton Avenue LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A draft “Remedial Investigation Report”, which describes the results of the site investigation was submitted around the same time as the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a 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 site comprises two tax parcels totaling 0.8 acres, and is bordered on the west by Prospect Avenue, on the east by Watson Avenue, on the south by single-family houses, and on the north by Croton Avenue, and beyond which are primarily single family housing and retail stores. It is vacant with no structures remaining since February 2020. Previously, the site had been used as a gas station and auto repair facility from the 1950s through 1996, and a nursery from the 1980s through 2017. Four gasoline underground storage tanks were removed from the western tax parcel in 1981, and three gasoline tanks were removed from the eastern tax parcel in 1996.

The planned redevelopment of the site is a mixed-use complex comprised of retail and affordable multi-family housing. The anticipated cleanup standard is to unrestricted use with a restriction on groundwater use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s

Environmental Site Remediation Database (by entering the site ID, C360207) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related volatile organic compounds, such as benzene, ethylbenzene, xylenes, trimethylpentane, trimethylbenzenes, and naphthalene, which are present in soil, soil vapor, and groundwater primarily in areas that historically contained underground storage tanks.

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

BROWNFIELD CLEANUP PROGRAM

Site Location





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Contact: Michael Squire, michael.squire@dec.ny.gov, 518-402-9546