DECISION DOCUMENT

White Plains Chrysler Car Dealership
Brownfield Cleanup Program
White Plains, Westchester County
Site No. C360209
August 2023

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

White Plains Chrysler Car Dealership
Brownfield Cleanup Program
White Plains, Westchester County
Site No. C360209
August 2023

Statement of Purpose and Basis

This document presents the remedy for the White Plains Chrysler Car Dealership site a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the White Plains Chrysler Car Dealership site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at

a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWiseTM (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

The existing on-site building(s) will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy. Excavation and off-site disposal of contaminant source areas, including:

Excavation and off-site disposal of all on-site soils which exceed unrestricted use soil cleanup objectives (SCOs), as defined by 6 NYCRR Part 375-6.8. Approximately 22,500 cubic yards of contaminated soil will be removed from the site at depths ranging from 3 feet to 18 feet below grade surface (bgs). If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.

Collection and analysis of confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation/documentation sampling indicates SCOs were not achieved at the stated remedial depth, the Applicant must notify the Department, submit the sample results and, in consultation with the Department, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

3. Backfill:

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the

excavated soil or complete the backfilling of the excavation and establish the designed grades at the site.

4. Vapor Intrusion Evaluation

As part of the Track 1 remedy, a soil vapor intrusion (SVI) evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to SVI.

5. Conditional Track 1:

The intent of the remedy is to achieve a Track 1 unrestricted use, therefore, no environmental easement or site management plan is anticipated. If the SVI evaluation is not completed prior to completion of the Final Engineering Report, then a Site Management Plan and Environmental Easement will be required to address the SVI evaluation and implement actions as needed. If a mitigation or monitoring action is needed, a Track 1 cleanup can only be achieved if the mitigation system or other required action is no longer needed within 5 years of the date of the Certificate of Completion.

6. Local Institutional Controls

If no EE or SMP is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Chapter 873, article VII of the Laws of Westchester County, which prohibits potable use of groundwater without prior approval.

In the event that Track 1 unrestricted use is not achieved, including achievement of groundwater and soil vapor remedial objectives, the following contingent remedial elements will be required, and the remedy will achieve a Track 2 restricted residential cleanup.

Conditional Remedial Elements are as follows:

7. Engineering and Institutional Controls

The remedy will achieve a Track 2 restricted residential cleanup, at a minimum.

Imposition of an institutional control in the form of an Environmental Easement and a Site Management Plan, as described below, will be required.

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for residential use, as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

8. Site Management Plan

A. Site Management Plan is required, which includes the following:

- An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 5 above.

Engineering Controls: If necessary, as determined by SVI evaluation described in paragraph 4 above, the operation of a vapor mitigation system.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use, or groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

B. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department; and
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

C. An Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:

- procedures for operating and maintaining the system(s); and
- compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

August 24, 2023

Date

Scott Deyette, Director
Remedial Bureau C

DECISION DOCUMENT

White Plains Chrysler Car Dealership
White Plains, Westchester County
Site No. C360209
August 2023

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C360209

White Plains Public Library
Attn: Brian Kenney
100 Marine Avenue
White Plains, NY 10601
Phone: (914) 422-1400

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The White Plains Chrysler Car Dealership site is a 1.826-acre site located at 70 Westchester Avenue, White Plains, New York. The site is in a commercial and residential downtown neighborhood. The site is bounded by Franklin Avenue, a dense residential neighborhood, a school, a ball field, and retail businesses to the north, the White Coach Diner to the west, Westchester Avenue and the Westchester Mall to the south, and a closed car dealership to the east.

Site Features: The southeastern portion of the site is currently occupied by a car dealership building which consists of a small show room and car service bays. The northern and western portion of the site consists of an asphalt parking lot for the dealership. There is a small lawn area in the front of the building along Westchester Avenue. The eastern portion of the building, which was constructed in 1925, consists of a single-story and two-story structure with small partial basement under the southeastern corner of the building. The western portion of the building, which was constructed in 1990, consists of a single-story structure with a half basement.

Current Zoning and Land Use: The site is currently active and is used as a car dealership. The northern portion of site is located in a Residential Multi-Family District and southern portion is located in an Intermediate Business District zone. Therefore, half the property is zoned residential.

Past Use of the Site: The site has been an active car dealership with auto repair since at least 1967. However, the on-site commercial building has been present on the site since 1925, suggesting this was an auto dealership dating back to potentially 1925. Some of the historical owner names suggest a dealership or auto related use has been on the site since at least the early 1940s.

Site Geology and Hydrogeology: The site slopes from west to east. Soil consists of gray-brown fine to coarse sand with brick fragments (historic fill) with depth ranging from 0-6 feet to 0-13 feet below ground surface (bgs). The fill is underlain by brown coarse sand with trace silt and gravel to 35 feet bgs. The depth of the bedrock varies from 16 to 50 feet bgs. Groundwater is present at approximately 11 to 21 feet bgs and flows to the east-southeast.

A site location map is attached as Figure 1 and a site plan as Figure 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative which allows for unrestricted use of the site was evaluated.

A comparison of the results of the Remedial Investigation (RI) against unrestricted use standards, criteria and guidance values (SCGs) for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor
- indoor air
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that

are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

cis-1,2-dichloroethene (cis-1,2-DCE)	trichloroethene (TCE)
benzo(a)anthracene	tetrachloroethene (PCE)
benzo(a)pyrene	chromium
benzo(b)fluoranthene	copper
chrysene	mercury
indeno(1,2,3-cd)pyrene	nickel
lead	zinc

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor intrusion

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination:
Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Soil vapor, indoor air and ambient air samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern for site include SVOCs and metals.

Soil:
A total of 95 soil samples were collected from 20 soil borings installed at a maximum depth of 20 feet bgs during the remedial investigation.

Several SVOCs, primarily polycyclic aromatic hydrocarbons (PAHs), were detected sitewide. Most of the PAH contamination is present in the top 6 feet of subsurface soil. Specifically, indeno(1,2,3-cd)pyrene was detected in 12 samples out of 95 above the unrestricted soil cleanup objective (USCO) of 1 ppm (parts per million) with the maximum concentration of 220 ppm. Benzo(b)fluoranthene was detected in 11 samples out of 95 above the USCO of 1 ppm with the maximum concentration of 390 ppm. Benzo(a)anthracene, benzo(a)pyrene and chrysene were detected in 10 samples out of 95 above their respective USCO of 1 ppm with the maximum concentration of 350 ppm, 330 ppm and 320 ppm respectively.

Lead exceeded the USCO of 63 ppm in 17 out of 95 samples, with a maximum concentration of 524 ppm. Chromium (maximum 65.9 ppm, USCO of 30 ppm), copper (maximum 179 ppm, USCO of 50 ppm), mercury (maximum 0.394 ppm, USCO of 0.18 ppm), nickel (maximum 61.9 ppm, USCO of 30 ppm) and zinc (maximum 360 ppm, USCO 0f 109 ppm) were also detected in a small number of samples.

Perfluorooctane sulfonic acid (PFOS) was detected above its USCO of 0.88 parts per billion (ppb) in two samples with the maximum concentration of 1.39 ppb.

Data does not indicate any off-site impacts in soil related to this site.

Groundwater:
A total of 20 groundwater samples were collected from 14 monitoring wells during the remedial investigation. The depth of the monitoring wells varied between 19 feet to 24 feet.

Perfluorooctanoic acid (PFOA) was detected above the ambient groundwater quality guidance value of 2.7 parts per trillion (ppt) with a maximum concentration of 36.9 ppt. PFOS was detected at a maximum of 117 ppt compared to the ambient groundwater quality guidance value of 6.7 ppt. The maximum concentration of both PFOA and PFOS was detected in the southeastern corner of the site, underneath the building. PFOA and PFOS were also detected in similar concentrations in upgradient wells, thus suggesting it is likely from an off-site source.

Benzo(a)anthracene (0.11 ppb maximum), benzo(b)fluoranthene (0.2 ppb maximum), and chrysene (0.12 ppb maximum), were detected above their respective ground water standard of 0.002 ppb in a small fraction of samples.

Lead (259 ppb, groundwater standard of 25 ppb), chromium (283 ppb, groundwater standard of 50 ppb), and nickel (228 ppb, groundwater standard of 100 ppb) were detected in the well located upgradient along the western site boundary.

Volatile organic compounds (VOCs) were not detected in any groundwater samples. Data does not indicate any off-site migration of contaminated groundwater.

Soil Vapor:
A wide range of VOCs were detected in soil vapor samples collected across the site. The chlorinated VOCs carbon tetrachloride (34.9 micrograms per cubic meter [µg/m3]), cis 1,2-DCE (85.2 µg/m3), TCE (216 µg/m3), and PCE (834 µg/m3) were detected in the sample collected beneath the slab from the northeastern portion of the on-site building. Cis 1,2-DCE, TCE and PCE were not detected in the indoor air sample. Carbon tetrachloride was detected at 0.41 µg/m3 in indoor air. As per the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York, mitigation of the human health exposure resulting from the soil vapor intrusion for cis 1,2-DCE and TCE is required. The data does not indicate any off-site impacts in soil vapor related to this site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Direct contact with contaminants in soil is unlikely because the majority of the site is covered with a building and asphalt pavement. Contaminated groundwater at the site is not used for drinking or other purposes, and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the soil vapor (air spaces within the soil) can move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for people to inhale site contaminants in indoor air due to soil vapor intrusion for the current building and any future on-site development. Environmental sampling indicates that soil vapor intrusion is not a concern for off-site structures.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 1: Unrestricted use remedy.

The selected remedy is referred to as the Excavation, Backfill, and Soil Vapor Intrusion Evaluation remedy.

The elements of the selected remedy, as shown in Figure 2, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;

- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWiseTM (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

The existing on-site building(s) will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy. Excavation and off-site disposal of contaminant source areas, including:

Excavation and off-site disposal of all on-site soils which exceed unrestricted use soil cleanup objectives (SCOs), as defined by 6 NYCRR Part 375-6.8. Approximately 22,500 cubic yards of contaminated soil will be removed from the site at depths ranging from 3 feet to 18 feet below grade surface (bgs). If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.

Collection and analysis of confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation/documentation sampling indicates SCOs were not achieved at the stated remedial depth, the Applicant must notify the Department, submit the sample results and, in consultation with the Department, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

3. Backfill:
Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil or complete the backfilling of the excavation and establish the designed grades at the site.

4. Vapor Intrusion Evaluation
As part of the Track 1 remedy, a soil vapor intrusion (SVI) evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to SVI.

5. Conditional Track 1:
The intent of the remedy is to achieve a Track 1 unrestricted use, therefore, no environmental easement or site management plan is anticipated. If the SVI evaluation is not completed prior to completion of the Final Engineering Report, then a Site Management Plan and Environmental Easement will be required to address the SVI evaluation and implement actions as needed. If a mitigation or monitoring action is needed, a Track 1 cleanup can only be achieved if the mitigation system or other required action is no longer needed within 5 years of the date of the Certificate of Completion.

6. Local Institutional Controls
If no EE or SMP is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Chapter 873, article VII of the Laws of Westchester County, which prohibits potable use of groundwater without prior approval.

In the event that Track 1 unrestricted use is not achieved, including achievement of groundwater and soil vapor remedial objectives, the following contingent remedial elements will be required, and the remedy will achieve a Track 2 restricted residential cleanup.

Conditional Remedial Elements are as follows:

7. Engineering and Institutional Controls
The remedy will achieve a Track 2 restricted residential cleanup, at a minimum.

Imposition of an institutional control in the form of an Environmental Easement and a Site Management Plan, as described below, will be required.

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for residential use, as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

8. Site Management Plan

A. Site Management Plan is required, which includes the following:

- An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 5 above.

Engineering Controls: If necessary, as determined by SVI evaluation described in paragraph 4 above, the operation of a vapor mitigation system.

This plan includes, but may not be limited to:

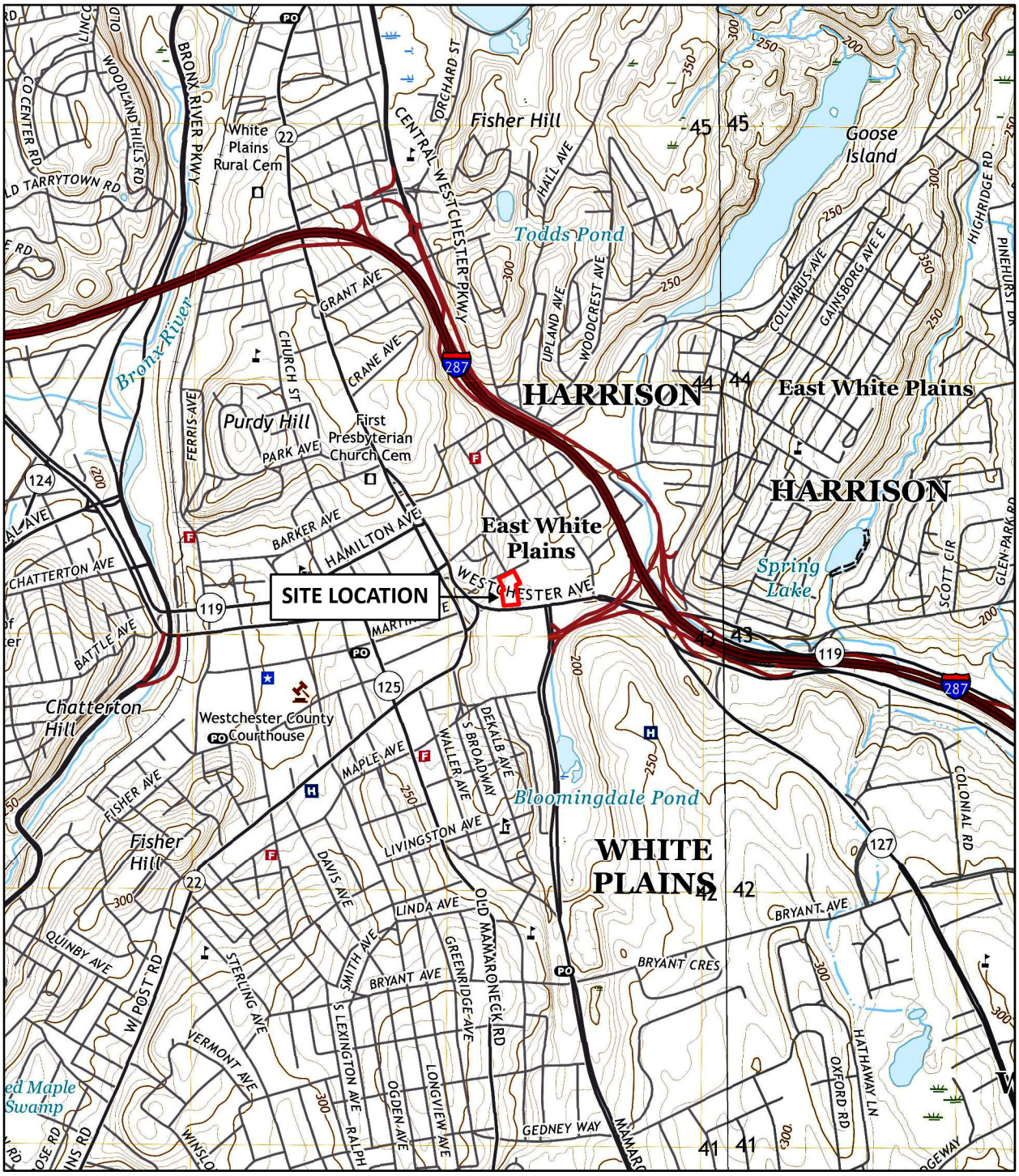
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use, or groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

B. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department; and
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

C. An Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:

- procedures for operating and maintaining the system(s); and
- compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.



REFERENCE:

UNITED STATES GEOLOGICAL SURVEY (USGS)
WHITE PLAINS, NY USGS QUADRANGLE - 2019

LEGEND:

SITE LOCATION

SCALE: 1" = 2,000'

0 1,000 2,000 4,000 FEET

WHITE PLAINS CHRYSLER CAR DEALERSHIP SITE
70 WESTCHESTER AVENUE
WHITE PLAINS, WESTCHESTER COUNTY, NY

USGS

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 route 46e, 3rd floor, parsippany, nj 07054 ph: 973.808.9050

FIG-1
DRAWN BY: KBV
CHECKED BY: FD
SCALE: AS NOTED
DATE: 4/13/2023
JOB NO: 11444

N:\GIS\Project_Numbers\11444\FINAL_MAPS, 4/13/2023 11:17 AM, Kim Vanderklein, LAYOUT: FIG-1

REFERENCE:

NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES, GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES, AERIAL PHOTOGRAPHY, NEW YORK STATE, MAXAR

LEGEND:

SITE LOCATION

SCALE: 1" = 100'

0 50 100 200 FEET

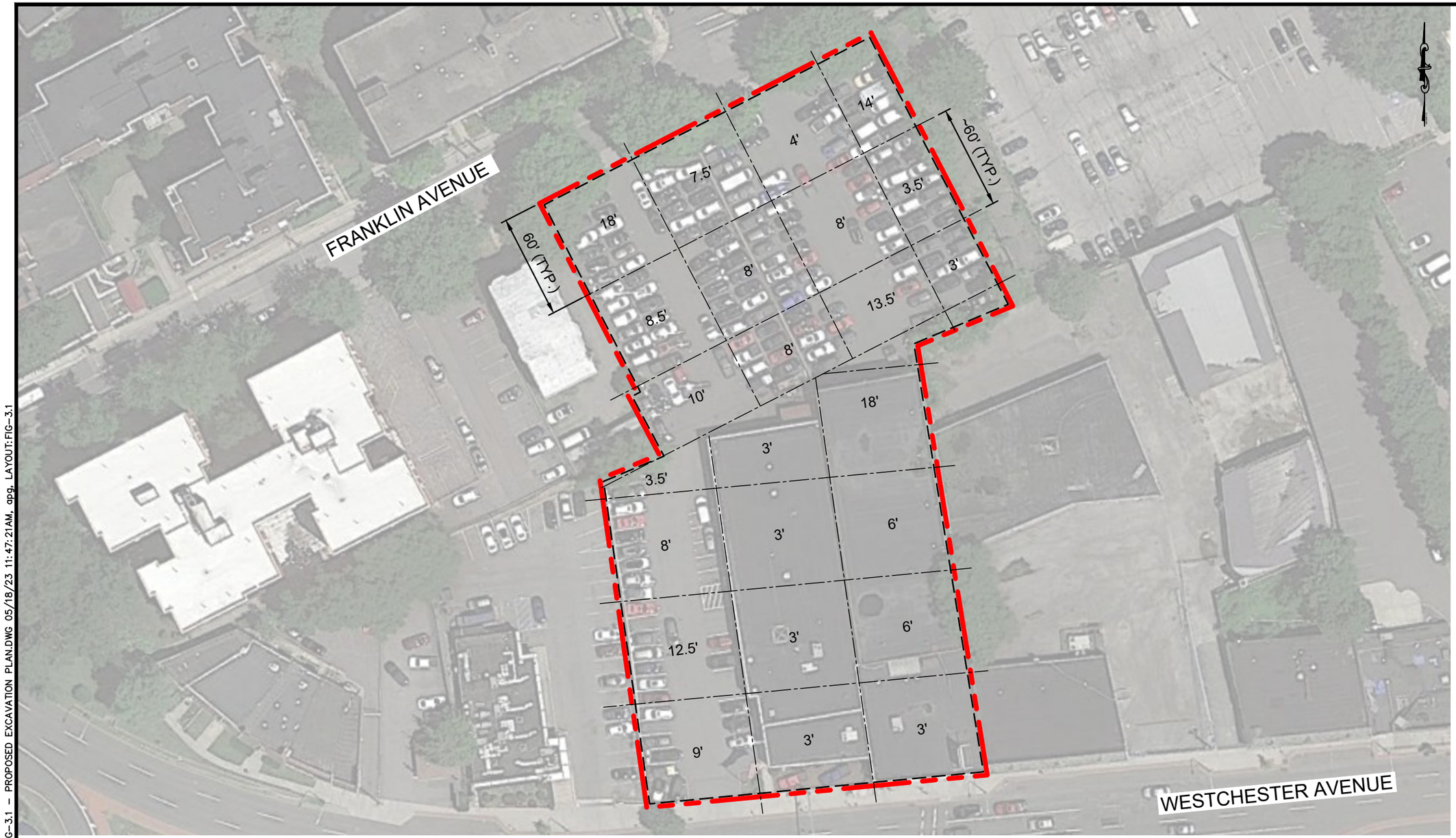
WHITE PLAINS CHRYSLER CAR DEALERSHIP SITE
70 WESTCHESTER AVENUE
WHITE PLAINS, WESTCHESTER COUNTY, NY

SITE PLAN MAP

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 route 46e, 3rd floor, parsippany, nj 07054 ph: 973.808.9050

FIG-2	
DRAWN BY:	KBV
CHECKED BY:	FD
SCALE:	AS NOTED
DATE:	5/19/2023
JOB NO.:	11444

Y:\GIS\Project_Numbers\11444\FINAL_MAPS, 5/19/2023 8:39 AM, Kim Vanderklein, LAYOUT: FIG-2



NOTE:
THIS PLAN IS FOR DEFINING EXCAVATION DEPTH.
OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.

LEGEND:

- PROPERTY LINE/TRACK 1 CLEANUP BOUNDARY
- SOE OUTLINE (SOE WITH PILES AND LAGGING)
- EXCAVATION GRID AND PROPOSED EXCAVATION DEPTH

8'

REFERENCE
AERIAL MAP TAKEN FROM BING MAPS, DATED 2020.

SCALE: 1"=60'
0 60 120

dwg by: APG
chk by: SSG
scale: AS NOTED
date: 12/16/2022

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 route 46e, 3rd floor, parsippany, nj 07054 ph: 973.808.9050

project: WHITE PLAINS CHRYSLER CAR DEALERSHIP SITE
(BCP #C360209)
70 WESTCHESTER AVENUE
WHITE PLAINS, WESTCHESTER COUNTY, NY

title: PROPOSED EXCAVATION PLAN

job no: 11444
drawing no:

FIG-3

N:\ACAD\11444\CAD\RAWP\11444.DWG,FIG-3.1 - PROPOSED EXCAVATION PLAN.DWG 05/18/23 11:47:21AM, gpg, LAYOUT:FIG-3.1