



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360209/>
and at these location(s):

White Plains Public Library

100 Marine Avenue
White Plains, NY 10601
(914) 422-1400

Who to Contact

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

Project-Related Questions

Parag Amin, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7014
(518) 402-9662
parag.amin@dec.ny.gov

Project-Related Health Questions

Harolyn Hood
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 473-4780
beei@health.ny.gov

**For more information about New
York's Brownfield Cleanup Program,
visit:**

www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

White Plains Chrysler Car Dealership
70 Westchester Avenue
White Plains, Westchester County

April 2023

SITE No. C360209

NYSDEC REGION 3

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 White Plains Chrysler Car Dealership site ("site") located at 70 Westchester Avenue, White Plains, Westchester County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC, in consultation with NYSDOH, has determined the site does not pose a significant threat to public health or the environment.

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 5th through May 19, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360209/>.
- 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:

- Performing lead and asbestos abatement, removing automobile lifts and associated systems, and demolishing the existing in-site building;
- Excavation and off-site disposal of contaminated soil exceeding unrestricted use soil cleanup objectives (SCOs) from top of the ground surface to a depth of 3 to 18 feet below grade. A total of approximately 22,500 cubic yards of soil will be excavated and disposed off-site.
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Quality Assurance Project Plan, Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

BROWNFIELD CLEANUP PROGRAM

- Recording of the Environmental Easement (EE), which will require development and implementation of the Site Management Plan (SMP) till Track 1 (unrestricted use) cleanup criteria are met. The SMP will include provisions for periodic monitoring of site groundwater and performing soil vapor intrusion (SVI) evaluation of the on-site building. If monitoring indicates that the remedy is protective to support unrestricted use of the site, the volunteer can petition the Department to extinguish the EE and SMP; and
- Submission of Final Engineering Report (FER) documenting the implementation of the complete remedial program.

The proposed remedy was developed by Saber-North White Plains, LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation, 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 final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) 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 is 1.826 acres in size and is bordered on the west by the White Coach Diner, on the south by Westchester Avenue and the Westchester Mall, on the north by Franklin Avenue and residences, and on the east by unoccupied commercial space. It is currently developed with a one-story building that operates as a car dealership and automotive service station. The site has been an automotive service station since the 1940s. The planned future site development is mixed-use, multi-family residential and retail with structured parking.

The planned redevelopment of the site consists of constructing 175 multifamily units and 17,835 gross square feet of commercial retail space across three (3) buildings with parking on the ground floor.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360209) at:

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

Summary of the Investigation: Petroleum related contamination consisting of polycyclic aromatic hydrocarbons (PAHs), semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs) and metals was detected sitewide at concentrations exceeding unrestricted use soil cleanup objectives (USCOs). Pesticides, polychlorinated biphenyls (PCBs) and Per and polyfluoroalkyl substances (PFAS) were also detected above their USCOs. The depth of the subsurface contamination in soil ranges from 5 feet to 17 feet below the ground surface. Site groundwater is also contaminated with PAHs, VOCs, metals and PFAS.

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>

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Site Location





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简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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Contact: Parag Amin, 518-4029662, parag.amin@dec.ny.gov