



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

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

SITE No. C360209
NYSDEC REGION 3

August 2024

Where to Find Information

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

Document Repository Name

White Plains Public Library
100 Martine Avenue
White Plains, NY 10601
(914) 422-1400

Who to Contact

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

Project-Related Questions

Parag Amin
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7014
(518) 402-9543
parag.amin@dec.ny.gov

Project-Related Health Questions

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NYSDOH
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Corning Tower Room 1787
Albany, NY 12237
(518) 473-4780
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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>

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will 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. The cleanup activities will be performed by Saber-North 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 approved RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360209/>.
- The documents also are available at the location identified at left under "Where to Find Information."

Demolition activities are expected to begin in September 2024 and cleanup activities are planned to begin in Spring 2025 and last about 5 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:

- Installation of excavation support structures to safely excavate the contaminated soil present at the site;
- Excavation and disposal of off-site soil exceeding unrestricted use soil cleanup objectives (USCOs). Approximately 30,000 cubic yards of contaminated soil from the entire footprint of the site will be excavated and disposed off-site. The depth of excavation will range between 3 to 18 feet below surface grade;
- Collection and analysis of post-excavation samples to evaluate the effectiveness of the remedy;
- Installing a water management system and erosion and sediment controls; and
- Importing clean soil that meets the established Soil Cleanup Objectives for use as backfill to allow for the unrestricted use of the site.

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.

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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.

When NYSDEC is satisfied the 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 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 commercial retail space with structured parking.

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/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://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>

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Site Location





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