

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

One Water Street Blacksmith and Wheelwright Site



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C360235

White Plains, Westchester County

March 2026

Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to review the draft investigation report and comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to One Water Street Blacksmith and Wheelwright Site ("site") located at 1 Water Street, White Plains, Westchester County. Please see the map for the site location. Based on the findings of the investigation, DEC in consultation with DOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

Based on the draft Remedial Investigation Report (RIR), cleanup is proposed for the site. DEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **March 25, 2026 through May 09, 2026**.

- Access the draft RIR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360235/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Investigation Report and Draft Remedial Action Work Plan

The proposed Track 1 Unrestricted Use with a Contingent Track 2 remedy plan consists of:

- Excavation and off-site disposal of approximately 34,000 cubic yards of contaminated soil to about 18 feet below ground surface across the majority of the site;
- Collection and analysis of post-excavation soil and groundwater samples to evaluate the effectiveness of the cleanup;
- Conducting a soil vapor intrusion evaluation for any new buildings at the site and the installation of a mitigation system if necessary;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed cleanup plan was developed by 1 Water Street Acquisition LLC and 1 Water Street LLC (“applicants”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Next Steps

DEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. DOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is 1.178-acres and is bordered on the west by Ferris Avenue, a train station terminal and fire station, to the north and east by a parking lot and car dealership, and to the south by Water Street and commercial buildings. From 1889 through 2021, the site was developed and occupied by multiple structures starting with single family homes in 1889. In 1911, a blacksmith and auto shed occupied the site followed by a wheelwright in 1930. In 1950, the structures were razed and from 1987 to 2004, the site was occupied by a four story commercial office building. The on-site building has been demolished except for the concrete floor slab which covers the central portion of the site and is surrounded by an asphalt parking lot. Prior to 1995, the site had been used for various residential and commercial purposes.

The site is anticipated to undergo a Track 1 cleanup to unrestricted use and will be developed into a multistory mixed use commercial and residential structure. If an unrestricted use Track 1 cleanup is not achieved, a Track 2 cleanup will be completed.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C360235) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The primary contaminants of concern at the site are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, pesticides, and per & polyfluoroalkyl substances (PFAS) which are present site-wide in soil. Contaminated soil exceeding unrestricted use soil cleanup objectives was identified down to depths of 18 feet below ground surface. Groundwater was encountered at 14-20 feet below ground and was contaminated with VOCs, metals, and PFAS. Petroleum and chlorinated VOCs were detected across the site in soil vapor and may present a soil vapor intrusion risk to the proposed development.

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>

Stay Informed with DEC Delivers

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.

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>

CONTACT INFORMATION

Project-Related Questions

Oliver Wolfe, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany NY, 12233
p: (518) 402-9732
oliver.wolfe@dec.ny.gov

Project-Related Health Questions

Sarita Wagh, Project Manager
NYSDOH, Bureau of Environmental Exposure and Investigation
NYSDOH, BEEI Room 1787
Corning Tower, Albany, NY
(518) 402-7860
beei@health.ny.gov

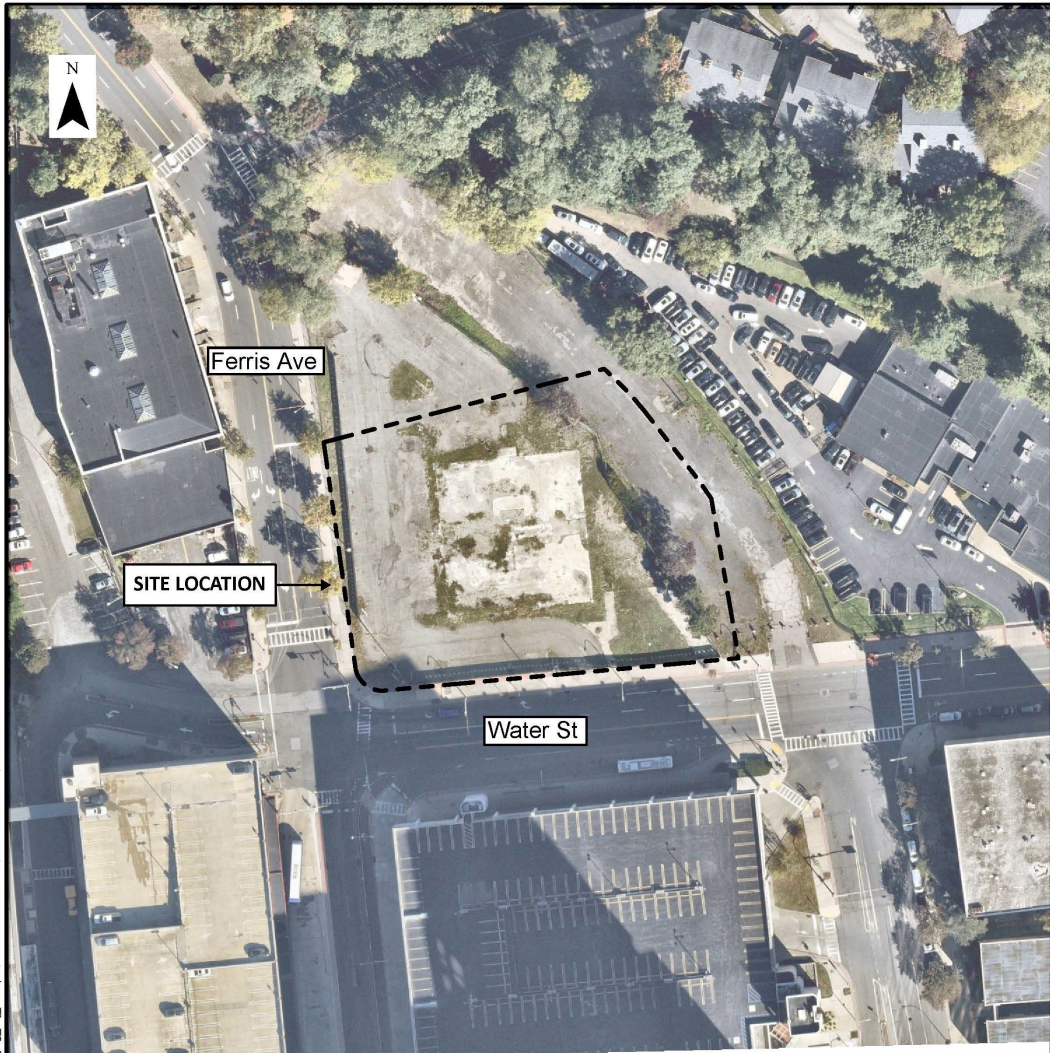
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C360235/>

Harrison Public Library - West Harrison Branch

2 Madison St.
West Harrison NY, 10604
(914) 948-2092

Site Location



Y:\GIS\Project_Numbers\12392\APRX_Standard_Fig_Pt1_No.aprx, 1/28/2025 3:37 PM, Kim VanderKlein, LAYOUT: FIG-1

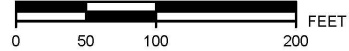
REFERENCE:

SITE INFORMATION TAKEN FROM "PROPOSED EXCLUDED BCP AREA EXHIBIT 1 WATER STREET P/O LOT 1.11, BLOCK 2, TAX MAP 125.66 CITY OF WHITE PLAINS, WESTCHESTER COUNTY STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 02-02-2024, LAST REVISED 02-13-2024.; AERIAL IMAGERY TAKEN FROM NEARMAP, DATED 10/04/2024

LEGEND:

--- SITE LOCATION

SCALE: 1" = 100'



PROPOSED DEVELOPMENT
1 WATER STREET
BLOCK 2, LOT 1.11
WHITE PLAINS, NY 10601

AERIAL MAP

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: SG
SCALE: AS NOTED
DATE: 1/28/2025
JOB NO: 12392



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简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे उल्लेख করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
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Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
Français French	Veillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔