DECISION DOCUMENT

Franklin Courts Coal Storage Site
Brownfield Cleanup Program
Tarrytown, Westchester County
Site No. C360252
August 2026



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

DECLARATION STATEMENT - DECISION DOCUMENT

Franklin Courts Coal Storage Site
Brownfield Cleanup Program
Tarrytown, Westchester County
Site No. C360252
August 2026

Statement of Purpose and Basis

This document presents the remedy for the Franklin Courts Coal Storage Site 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 (DEC) for the Franklin Courts Coal Storage Site and the public's input to the proposed remedy presented by DEC.

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, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order 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), SiteWise(TM) (available in the Sustainable Remediation Forum [SURF] library) or similar DEC 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 buildings 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:

- Grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- Soil with visual waste material or non-aqueous phase liquid;
- Soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

In addition, all soils in the upper two feet which exceed the restricted residential SCOs will be excavated and transported off-site for disposal.

Approximately 9,000 cubic yards of contaminated soil will be removed from the site.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination will be conducted. Collection and analysis of confirmation samples at the remedial excavation depth will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, 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

On-site soil which does not exceed the above excavation criteria may be used below the cover system described in remedy element #4 to backfill the excavation. Backfill 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. The site will be re-graded to accommodate installation of a cover system as described in remedy element 4.

4. Cover System

A site cover will be required in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs), to allow for future restricted residential use of the site. Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, sidewalks, building foundations and building slabs. The required thickness of hardscaped areas (including sub-base, if applicable) must otherwise meet the requirements of the New York State Uniform Fire Pre**vention and Building Code or local building code, whichever is applicable for the site.**

5. Institutional Controls

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 4 restricted residential cleanup at a minimum.

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 DEC 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 restricted 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 DEC approved Site Management Plan.

6. Site Management Plan

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

a. 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 Remedy Element 5 above.

    - Engineering Controls: The soil cover discussed in Remedy Element 4 above and monitoring wells required for groundwater monitoring as described below.

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;

- a provision should redevelopment occur to ensure no soil exceeding protection of groundwater concentrations will remain below storm water retention basin or infiltration structures;

- Descriptions of the provisions of the environmental easement including any land use and 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;

- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Remedy Element 4 above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs)

- provisions for the management and inspection of the identified engineering controls;

- maintaining site access controls and DEC notification;

- and the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

- 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 DEC;
    - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

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 31, 2026
Date

Sarah Saucier
Sarah Saucier, Director
Remedial Bureau C

DECISION DOCUMENT

Franklin Courts Coal Storage Site
Tarrytown, Westchester County
Site No. C360252
August 2026

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (DOH), 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 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.

DEC 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

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

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C360252

Warner Library
Attn: Jessica Pacciotti
121 North Broadway

Tarrytown, NY 10591
Phone: (914) 631-7734

Receive Site Citizen Participation Information By Email

Please note that DEC'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

Site Location: The Franklin Courts Coal Storage Site is a 6.751-acre site located in an urban area and the surrounding area is occupied by commercial and residential buildings. The site is a portion of Section 1.70, Block 29, Lot 32 on the Westchester County tax map. The site is bounded to the north by a multi-story apartment building, to the east by Riverview Avenue, to the south by residential homes along MacArthur Lane, and to the west by industrial warehousing followed by railroad tracks.

Site Features: The eastern edge of the site is characterized by a steep wooded slope and flattens out to contain 70 townhomes in 14 buildings, plus one small community building, all of which are believed to have been constructed between 1951 and 1952. Homes are surrounded by paved parking lots and yard space. Recreation areas on the north and south ends of the site include multiple playgrounds and a basketball court.

Current Zoning and Land Use: The site is zoned M-3 for multi-family residential use, and the current homes are still occupied. The onsite community building is not occupied. The site is located within a Disadvantaged Community. The site is located approximately 550 feet from the nearest school. There are five daycare centers located within a half mile of the site.

Past use of the site: Until 1931 the site was submerged by the Hudson River. Between 1932 and 1950, the site was largely undeveloped. Development on the northern portion of the site in 1950 consisted of a coal yard operation with three sheds, one office structure, and one single-story automobile garage while the south side remained undeveloped. The former coal yard buildings were removed during redevelopment of the site to the Franklin Court Apartment complex in 1954.

Site Geology and Hydrogeology: The site’s average topographic elevation is approximately 17.0 feet above mean sea level. Site soils consist of urban fill ranging from one to 18 feet below ground surface (bgs). The fill layer is characterized by gray/brown sand with varying amounts of silt, clay, gravel, brick, glass and organics.

Beneath the existing fill are natural soil deposits consisting primarily of a gray/brown silty clay with some medium to fine sand. Bedrock was not encountered during the remedial investigation and is assumed to be greater than 20 feet bgs.

Groundwater was observed at depths ranging from 2 to 6.5 feet bgs and flows west toward the Hudson River, which is located approximately 700 feet west of the site.

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

SECTION 4: LAND USE AND PHYSICAL SETTING

DEC 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, alternatives that restrict the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use 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, DEC 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 influences 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. DEC has developed SCGs for groundwater, surface water, sediments, and soil. The DOH 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 contaminants of concern identified at this site are:

benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
dibenzo(a,h)anthracene
naphthalene
lead
mercury
perfluorooctane sulfonic acid
perfluorooctanoic acid

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil

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.

Soil and groundwater 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, sub-slab soil vapor, and indoor air samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern on-site include metals, SVOCs and PFAS in soil, and SVOCs and PFAS in groundwater.

Soil:. SVOCs were detected including maximum concentrations of benzo(a)anthracene at 3.08 parts per million (ppm) (RRSCO is 1.4 ppm), benzo(a)pyrene at 2.49 ppm (RRSCO is 1 ppm), benzo(b)fluoranthene at 2.91 ppm (RRSCO is 1.4 ppm), and dibenzo(a,h)anthracene at 0.506 ppm (RRSCO is 0.33 ppm). For metals, mercury is found in surface and shallow soils with a hotspot location on the northwest end of the property, at a maximum concentration of 48.9 ppm (RRSCO is 0.3 ppm). Lead was also detected at one location with a maximum concentration of 478 ppm (RRSCO is 400 ppm). Perfluorooctane sulfonic acid (PFOS) was detected at a maximum concentration of 3.33 parts per billion (ppb) compared to the protection of groundwater guidance value of 1.0 ppb but did not exceed the restricted-residential guidance value of 8.8 ppb. No PFOA, VOCs, PCBs or pesticides were detected above the RRSCOs. Data does not indicate any off-site impacts in soil related to this site.

Groundwater: The only VOC detected in groundwater was chloroform at 9.4 ppb exceeding the NYS Ambient Water Quality Standards and Guidance Value (AWQSGV) of 7 ppb. The only SVOC detected in groundwater was naphthalene at 150 ppb exceeding the AWQSGV of 10 ppb. The only pesticide detected in groundwater was dieldrin at 0.03 ppb exceeding the AWQSGV of 0.004 ppm. Other than naturally occurring minerals such as sodium and manganese, no dissolved metals were detected above their respective AWQSGVs in filtered groundwater samples. PFOS was detected at a maximum concentration of 12.2 parts per trillion (ppt) (AWQSGV is 2.7 ppt) and

perfluorooctanoic acid (PFOA) at 45.2 ppt (AWQSGV is 6.7 ppt). Data does not indicate any off-site impacts in groundwater related to this site.

Soil Vapor, Sub-Slab Vapor, and Indoor Air - Soil vapor intrusion sampling including indoor air, sub-slab vapor, and soil vapor samples were collected during the remedial investigation on-site. VOCs were detected in all samples across the site, with the highest detections found in soil vapor to the northwest. Ethylbenzene was detected in soil vapor at 1,890 micrograms per cubic meter (ug/m3), m,p-xylene at 4,820 ug/m3, o-xylene at 1,160 ug/m3, and toluene at 65.9 ug/m3. Toluene was also detected in indoor air samples at a maximum concentration of 2 micrograms per cubic meter (ug/m3). Evaluation of this data in accordance with DOH's Soil Vapor Intrusion Guidance indicates no further action is necessary. 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.*

Access to the site is unrestricted. However, contact with contaminated soil or groundwater is unlikely unless they dig below the ground surface. People are not drinking contaminated groundwater because the area is serviced by a public water supply that is not affected by site contamination. Environmental sampling indicates that soil vapor intrusion is not a concern for on and off-site buildings.

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.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

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.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in 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 4: Restricted-Residential use remedy.

The selected remedy is referred to as the Excavation and Site Cover remedy.

The elements of the selected remedy, as shown in Figures 3 and 4 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, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order 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), SiteWise(TM) (available in the Sustainable Remediation Forum [SURF] library) or similar DEC 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.

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- Grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- Soil with visual waste material or non-aqueous phase liquid;
- Soils that create a nuisance condition, as defined in Commissioner Policy CP-51

Section G.

All soils in the upper two feet which exceed the restricted residential SCOs will be excavated and transported off-site for disposal. Approximately 9,300 cubic yards of contaminated soil will be removed from the site.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination will be conducted. Collection and analysis of confirmation samples at the remedial excavation depth will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, 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

On-site soil which does not exceed the above excavation criteria may be used below the cover system described in remedy element #4 to backfill the excavation. Backfill 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. The site will be re-graded to accommodate installation of a cover system as described in remedy element 4.

4. Cover System

A site cover will be required in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs), to allow for future restricted residential use of the site. Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, sidewalks, building foundations and building slabs. The required thickness of hardscaped areas (including sub-base, if applicable) must otherwise meet the requirements of the New York State Uniform Fire Prevention and Building Code or local building code, whichever is applicable for the site.

5. Institutional Controls

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 4 restricted residential cleanup at a minimum.

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 DEC 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 restricted 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 DEC approved Site Management Plan.

6. Site Management Plan

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

a. 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 Remedy Element 5 above.

    - Engineering Controls: The soil cover discussed in Remedy Element 4 above and monitoring wells required for groundwater monitoring as described below.

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;

- a provision should redevelopment occur to ensure no soil exceeding protection of groundwater concentrations will remain below storm water retention basin or infiltration structures;

- Descriptions of the provisions of the environmental easement including any land

use and 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;

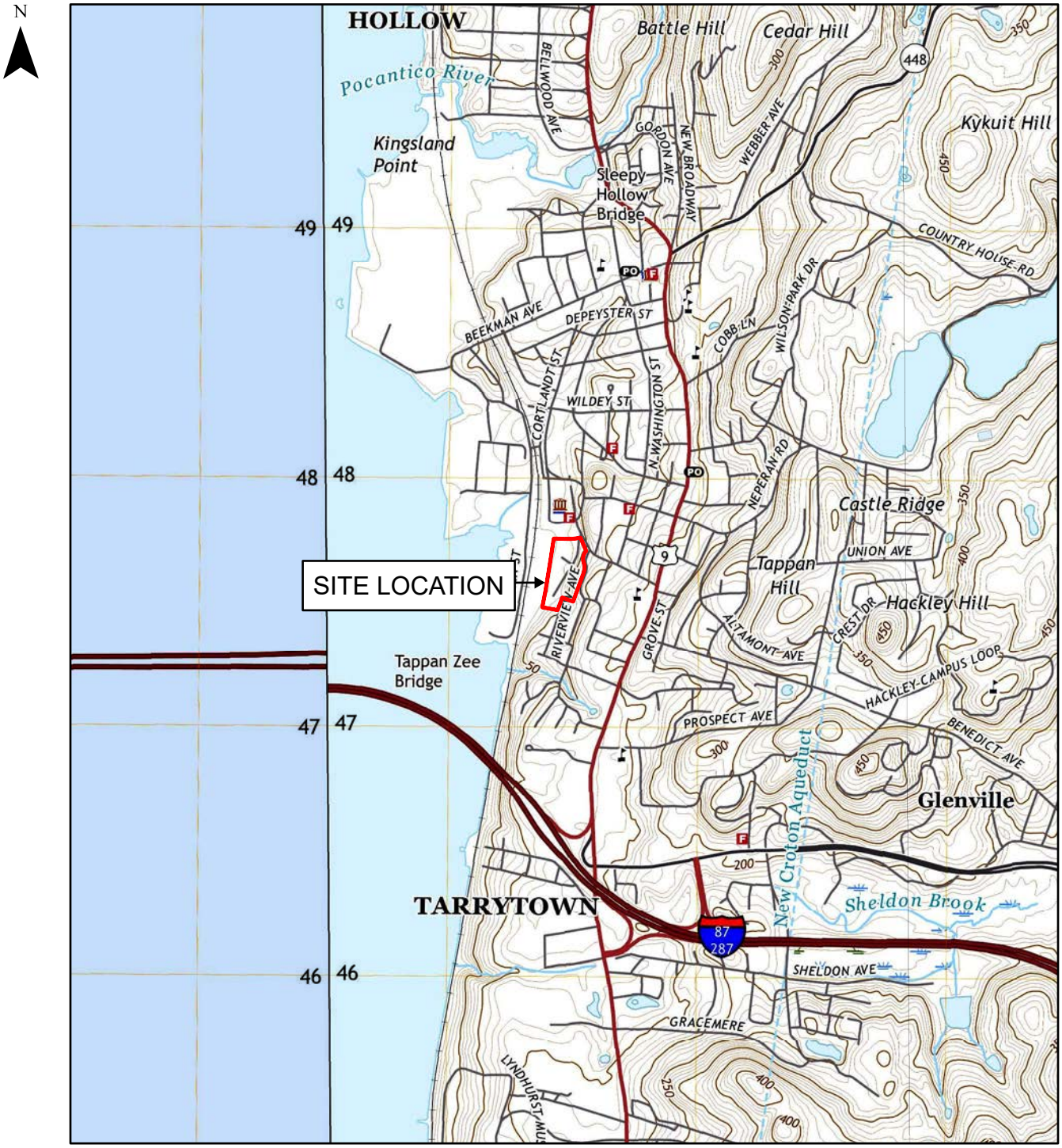
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Remedy Element 3 above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs)

- provisions for the management and inspection of the identified engineering controls;

- maintaining site access controls and DEC notification;

- and the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

- 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 DEC;
    - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.



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

PROPOSED FRANKLIN COURTS REDEVELOPMENT
FRANKLIN COURTS
VILLAGE OF TARRYTOWN
WESTCHESTER COUNTY, NY

SITE LOCATION 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:	CM
SCALE:	AS NOTED
DATE:	2/21/2024
JOB NO:	12345

Y:\GIS\Project_Numbers\12345\FINAL_MAPS, 2/21/2024 9:44 AM, Kim Vanderklein, LAYOUT: FIG-1.1



dwg by: KBV
chk by: CM
scale: AS NOTED
date: 4/19/2024

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project:
PROPOSED FRANKLIN COURTS REDEVELOPMENT
FRANKLIN COURTS
VILLAGE OF TARRYTOWN
WESTCHESTER COUNTY, NY

title:
SITE PLAN

job no.: 12345
drawing no:
FIG-2

NYS Education Law

Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

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REFERENCE:

IMAGERY: NEW YORK STATE, MAXAR, MICROSOFT; BCP SITE BOUNDARY TAKEN FROM "GRADING AND UTILITIES PLAN", PREPARED BY INSITE, ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE, P.C., DATED 4/5/24.

LEGEND:

BCP SITE BOUNDARY

SCALE: 1" = 100'

0 50 100 200 FEET

Y:\GIS\Project_Numbers\12345\FINAL_MAPS, 4/19/2024 10:12 AM, Kim Vanderklein, LAYOUT: FIG-2.1



NOTE:
THIS PLAN IS FOR LOCATING MONITORING WELL AND OTHER ANOMALY LOCATIONS ONLY. OTHER SITE WORK SHOWN HERE NOT INTENDED FOR CONSTRUCTION.

REFERENCE:
BCP BOUNDARY AND PROPOSED LANDSCAPE BOUNDARIES TAKEN FROM INSIGHT ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. DESIGN MODEL, DATED MARCH 3, 2026.

LEGEND:

- RI-SB-14 / RI-MW-01: MONITORING WELL NO. AND APPROX LOCATION -- PROPOSED FOR DECOMMISSION/ REINSTALLATION
- MONITORING WELL NO. AND APPROX LOCATION -- PROPOSED FOR REUSE
- RI-MW-02: OTHER ANOMALIES
- SUSPECTED AND/OR KNOWN LOCATIONS OF HEATING OIL USTS
- APPROXIMATE LOCATION OF PROPOSED 10' x 8' UST EXCAVATION (EST 6' DEEP)
- BCP BOUNDARY

SCALE: 1" = 40'

0 20 40 80 120 160 FEET

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rev	date	description	by

dwg by: KBV
chk by: AC
scale: AS NOTED
date: 8/13/2026

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project: FRANKLIN COURTS
VILLAGE OF TARRYTOWN
WESTCHESTER COUNTY, NY

title: SOIL TRACK 4 EXCAVATION PLAN

job no.: 12345
drawing no: FIG-3

Y:\ES\Project_Numbers\12345\APRX_PROJECT\APRX_Standard_Fig_Pl_No_RAWP.aprx, 8/13/2026 3:44 PM, Kim Vanderhein, LAYOUT: FIG-3.3



LEGEND

- PROPERTY LINE
- CONCRETE
- BUILDING
- ASPHALT
- LANDSCAPING
- PAVERS

REFERENCE:

1. INSIGHT ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. DESIGN MODEL, DATED MARCH 3, 2026.

Scale: 1"= 40'

0 20 40 80 120 160

NYS Education Law
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N:\VOA\V12345\VOA\ENVIRONMENTAL\12345.DWG,CAPTYPES.DWG 05/13/26 03:51:51 PM, kmcmenamin, LAYOUT:FIG 7.1

KEY MAP

rev	date	description

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DRAFT

project:
PROPOSED FRANKLIN COURTS REDEVELOPMENT
FRANKLIN COURTS
VILLAGE OF TARRYTOWN
WESTCHESTER, NEW YORK

title:
AERIAL DISTRIBUTION OF COVER TYPES

dwg by: APG
chk by: MKC
scale: AS NOTED
date: 8/13/2026

job no. 12345
drawing no.
FIG 4
1 of 1