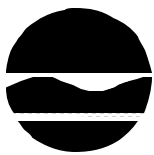


**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

This Fact Sheet is to inform you about the Amended Remedial Action Work Plan for the 500 Mamaroneck Avenue site located in the Town of Harrison. If you have any questions or would like more information, please contact:

Mr. James Malcolm, P.E.
NYSDEC
625 Broadway
Albany, N.Y. 12233-7014
(518) 402-9662

For site related health questions, please contact the New York State Department of Health's representative:

Mr. Carl Obermeyer
Public Health Specialist
NYSDOH
50 North Street - Suite 2
Monticello, N.Y. 12701-1957
(845) 794-2045

For Citizen Participation questions, contact:
Mr. Michael Knipfing
Citizen Participation Specialist
NYSDEC
21 South Putt Corners Road
New Paltz, N.Y. 12561
(845) 256-3154

FACT SHEET

500 Mamaroneck Avenue: Site No. V00213-3

**Proposed Amended
Remedial Action Work Plan Available
March 2005**

INTRODUCTION

The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH) would like to inform you of a proposed change in the remedial program planned at the 500 Mamaroneck Avenue site. The site is located on the east side of Mamaroneck Avenue in the Town of Harrison. In March of 2003, the NYSDEC approved a Remedial Action Work Plan (RAWP) which outlined a cleanup plan to address residual contamination at the site. As a result of further technical review and reevaluation, the volunteer, 500 Mamaroneck Avenue Associates, has prepared an Amended RAWP. The Amended RAWP specifies the use of institutional and engineering controls to address the residual contamination at the site rather than the current cleanup plan which involves earthmoving and capping. The Amended RAWP is available for review at the document repositories listed at the end of this fact sheet.

SITE BACKGROUND

The site was previously occupied by the Town of Harrison municipal incinerator. The site was undeveloped until 1954 when the incinerator was constructed. The incinerator operated from 1954 until 1970. From 1970 until the early 1980s, the site was used as a transfer station. The construction of the current commercial office space began in 1983 with tenant occupancy beginning around 1986. Site topography changed substantially as a result of the construction activities. Approximately 340,000 cubic yards of soil and rock were removed during the site as a result of the office building development. Waste related activities included atmospheric deposition of waste from the incinerator operation, transfer station related activities, and the relocation of the surface soil during grading activities for the office space.

SITE DESCRIPTION

This site is located on the east side of Mamaroneck Avenue, approximately 2,000 feet south of Union Avenue in the Town of Harrison, Westchester County, New York. The site encompasses approximately 34.5 acres with approximately 14 acres of the site comprising of a five-story office complex. The office space includes paved parking areas covering approximately nine acres and a building foot print of approximately one and a half acres. The remaining sections of the developed portion of the site include landscaped areas. The undeveloped portion of the property is located to the east of the office complex and serves as a buffer for the adjacent properties.

REMEDIAL HISTORY

Various soil and groundwater investigations were completed from 1986 to 2000. The majority of the investigation work indicated the presence of heavy metals and semi-volatile organic compounds (SVOCs) across the site in surface and shallow soils. This is consistent with the historical use of the site for incinerator operations and a transfer station. Groundwater contamination at the site is minor and not a concern. It was determined that two areas of the site required additional attention due to the present use of the site as commercial office space. The Southern Berm extends approximately 750 feet along the southern property line. The berm was constructed using on-site fill and then properly vegetated. The berm serves as a visual barrier for the adjacent residential properties. The Northwestern Section refers to a landscaped area proximate to the main entrance of the complex where residual waste material was encountered at 4 to 6 feet below grade surface.

AMENDED REMEDIAL ACTION WORK PLAN

Contemplated use of the site is the continued use as commercial office space. The current deed for the site requires that the wooded area in the southern portion remain to act as a buffer zone. Use of the groundwater is prohibited except for the current use in a decorative waterfall and municipal water is provided to the site. Due to the nature of the residual contamination, the permanent stability of the vegetated cover, and the restricted physical setting of the site, the remedy will not involve earthmoving or capping but instead will provide for maintenance of the existing asphalt and landscaped areas. This will engineering controls by deed restricting the developed areas of the site and requiring the implementation of a soils management plan (SMP). The SMP will be developed to address residual soils that may be excavated from the site during future redevelopment. The plan would require soil characterization and, where applicable, disposal/reuse in accordance with NYSDEC regulations. An environmental easement will be imposed that will require compliance with the approved Site Management Plan, limit the use and development of the property to commercial or industrial uses only, prohibit the use of groundwater, and require the property owner to complete and submit an annual certification to the NYSDEC. The property owner will provide an annual certification, prepared and submitted by a professional engineer or environmental professional acceptable to the Department, that certifies that the institutional controls and engineering controls put in place are unchanged from the previous certification, and that nothing has occurred that would impair the ability of the controls to protect public health or the environment or constitute a violation or failure to comply with the Site Management Plan.

PUBLIC REVIEW AND COMMENT ON THE PROPOSED PLAN

The proposed Remedial Action Work Plan is available for public review at the NYSDEC's New Paltz office (by appointment only), the Town of Harrison Public Library located on Bruce Avenue, and at the Town/Village Municipal office at 1 Heineman Place. Written comments on the Amended Remedial Action Work Plan are welcome and will be accepted from March XX, 2005 until April XX, 2005. Comments should be directed to Mr. James Malcolm, P.E., Project Manager, NYSDEC, 625 Broadway, Albany, N.Y. 12233-7014 or at jemalcol@gw.dec.state.ny.us.

SITE MAP

