



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Former Marble Quarry Landfill
DEC Site #: C360143
Address: 109 Marbledale Road
Tuckahoe, NY 10707

Have questions?
See
"Who to Contact"
Below

Final Decision Document and Remedy for the Former Marble Quarry Landfill Brownfield Site Announced

The New York State Department of Environmental Conservation (NYSDEC) announces that the final Decision Document (DD) for the Former Marble Quarry Landfill ("site") located at 109 Marbledale Road, Tuckahoe, in Westchester County is available for public review (see "For More Information" below).

On Thursday, April 14, 2016 the NYSDEC held a public meeting presenting the proposed remedy for the site. The comments received at this meeting and during the public comment period from (March 11, 2016 through April 24, 2016) were considered in preparing the final DD for the site. The final DD presents the remedy selected to address contamination related to the site.

After careful consideration of the comments received from the public and additional site information, the remedy was modified to address the concerns of the public and the additional site information.

The following components have been added to the selected remedy as a result of comments received during the public comment period:

1. Installation of a soil vapor extraction (SVE) system to capture and treat soil vapor at the eastern site boundary;
2. Implementation of a construction monitoring plan to monitor quarry groundwater and bedrock groundwater to ensure groundwater contamination does not migrate off-site during remediation and development;
3. Proper characterization of soil to be regraded or excavated prior to the initiation of these activities

The following are the remaining remedy components provided for review during the public comment period:

4. Excavation of contaminated source material uncovered during the remedy and site

development;

5. Backfilling excavated areas with clean soils that meet the commercial use soil cleanup objectives (SCOs);
6. Construction of a site cap which may consist of on-site buildings, new pavement, and one foot of clean soils underlain by an impermeable liner to minimize infiltration into the landfill and allow for the commercial use of the site;
7. Installation of sub-slab depressurization system and vapor barrier to capture and treat soil vapor that may collect beneath the on-site buildings;
8. Implementation of a community air monitoring plan (CAMP) during any ground digging activities on-site to monitor for volatile organic compounds (VOCs) and dusts. Should monitoring action levels be exceeded during monitoring, the CAMP requires work to halt and dust/VOC suppression techniques to be employed until CAMP monitoring returns to normal levels;
9. Placement of an institutional control in the form of an environmental easement on the property to restrict the site to commercial use and to prevent the use of groundwater as drinking water; and
10. Development of a Site Management Plan, which will include details the following:
 - a. measures for inspecting and maintaining the site cover;
 - b. maintenance and monitoring of the sub-slab depressurization systems;
 - c. a groundwater monitoring plan to ensure off-site migration of contaminated groundwater does not occur; and
 - d. measures for submission of periodic review reports and certifications that the engineering and institutional controls remain in-place and effective.

The cleanup activities will be performed and funded by Bilwin Development Affiliates LLC (Volunteer) with oversight by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC and New York State Department of Health (NYSDOH) have determined that the site poses a significant threat due to elevated concentrations of contaminants in soil vapor. The soil vapor extraction system component will address this threat by collecting and treating vapors before they migrate from the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C360143>

In addition, the remainder of the quarry landfill outside of the BCP site, and off-site impacts associated with the quarry as a whole, will be investigated as a potential "P" inactive hazardous waste site and remediated (if needed). The NYSDEC will identify former operators and disposers in an effort to fund the investigation. Should no former operators and disposers enter into an agreement

with the NYSDEC, the NYSDEC will investigate the “P” site with State Superfund and then seek to recover the expended funds from the former operators and disposers.

Highlights of the Remedial Investigation and Previous Remedial Activities

The investigation documented the presence of polycyclic aromatic hydrocarbons (PAHs) and metals in site surface soils above the unrestricted use SCOs. VOCs, PAHs, metals and PCBs were detected above the unrestricted use SCOs in the subsurface soils.

VOCs, PAHs, Metals, PCBs and the pesticides DDE and dieldrin were found in groundwater samples above the groundwater quality standards.

Levels of dichlorodifluoromethane (Freon 12), 1,2-dichlorotetrafluoroethane (Freon R114), and trichlorofluoromethane (Freon 11) which were found in soil vapor at the site boundary warrant a soil vapor investigation of off-site parcels. The off-site investigation is ongoing.

Next Steps

The final revised Remedial Work Plan will be made available to the public. The Volunteer can 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.

Background

Site Location: The site is located in the Village of Tuckahoe, Town of Eastchester, in Westchester County. To the west of the site is Verdi Avenue, to the north are commercial properties, to the east is Marbledale Road, and to the south is a large parking area.

Site Features: The site consists of two (2) tax parcels totaling approximately 3.45 acres. A shed, mounted on a trailer is located at the northwest corner of the property, and a mobile storage unit is near the northeastern corner of the site. There is a paved parking lot and an overgrown grassy area. The site is partially fenced on the southern, eastern, and northern sides.

Current Zoning and Land Use: The site is zoned for commercial uses, but is currently vacant. The surrounding land use is mixed residential and commercial.

Past Use of the Site: The site has been used for commercial and industrial operations including a quarry, a landfill, and for auto repair and auto parking.

Site Geology and Hydrogeology: The site geology consists of 0-6 feet of sand fill material of moderate permeability. There is a marble formation beneath the site that varies in thickness between 3 and 150 feet. A highly fractured bedrock unit underlies the marble layer. The site is surrounded by shallow bedrock outcrops. The water table is approximately 20 feet below the surface. Groundwater flow is assumed to be south-southwest toward the Bronx River.

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Tuckahoe Public Library
Attn: Swadesh Pachnanda
71 Columbus Avenue
Tuckahoe, NY 10707
Phone: 914-961-2121
spchnan@wlsmail.org

New York State Department of
Environmental Conservation
Attn: Sarah Shepard
Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
phone: 845-256-3154

Selected project documents including the Decision Document are also available on the NYSDEC website at: <http://www.dec.ny.gov/chemical/37552.html>. (Scroll down under Westchester County.)

Who to Contact

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

Project Related Questions

Randy Whitcher
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9799
randy.whitcher@dec.ny.gov

Site-Related Health Questions

Renata Ockerby
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza – Corning Tower Room 1787
Albany, NY 12237
518-402-7860
beei@health.ny.gov

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

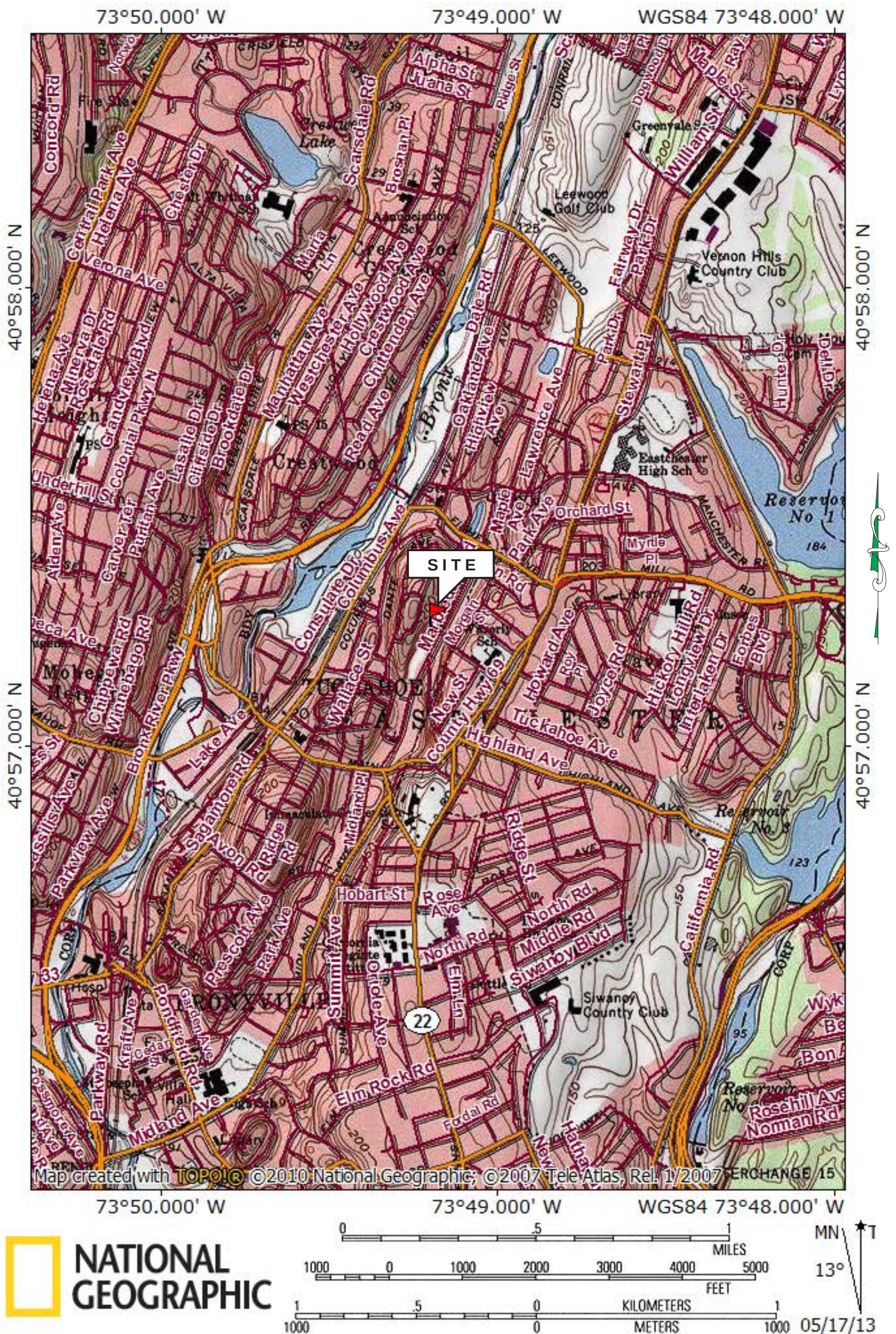
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

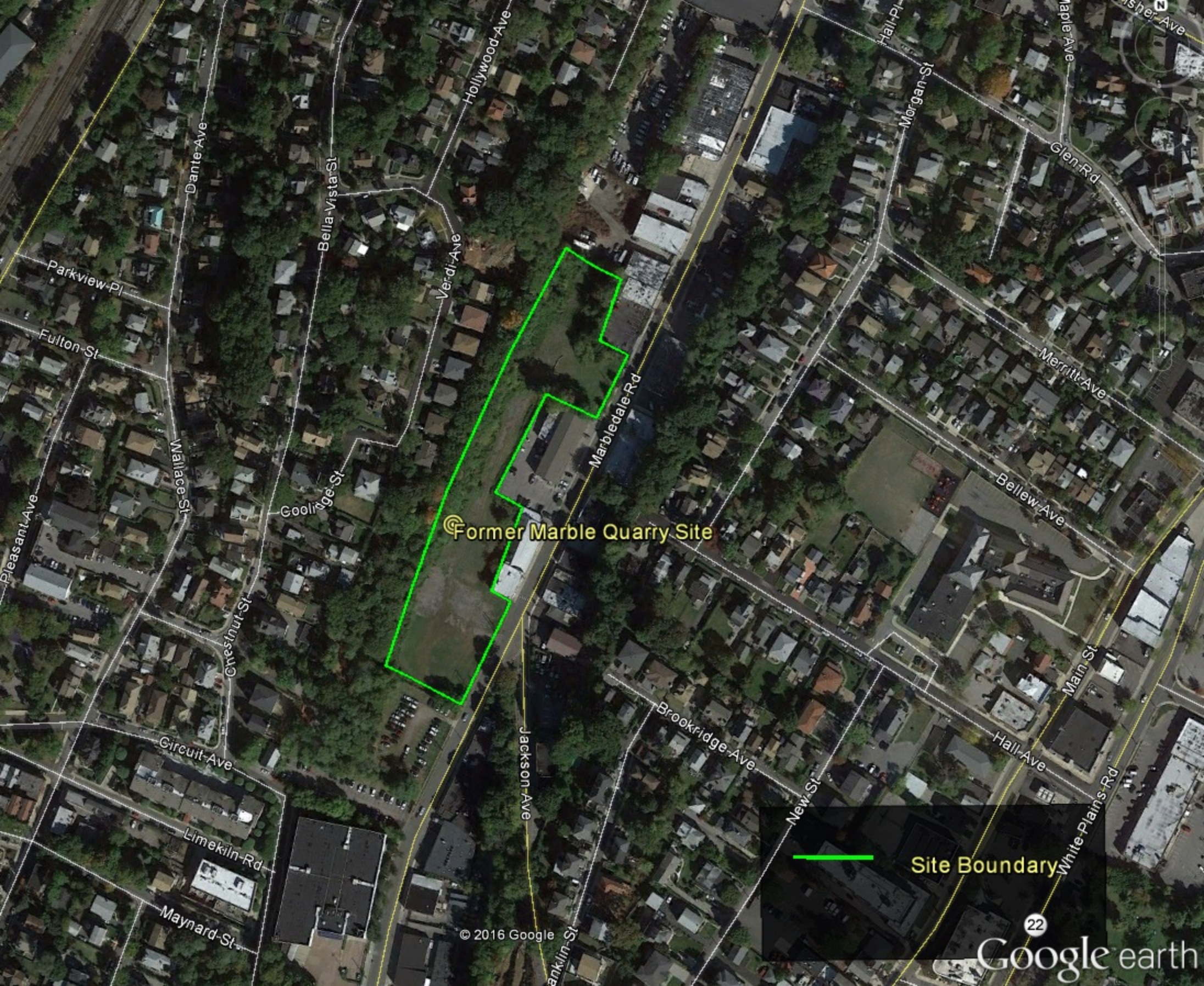
Note: Please disregard if you already have signed up and received this fact sheet electronically.

Site Figures

FIGURE 1
SITE LOCATION MAP

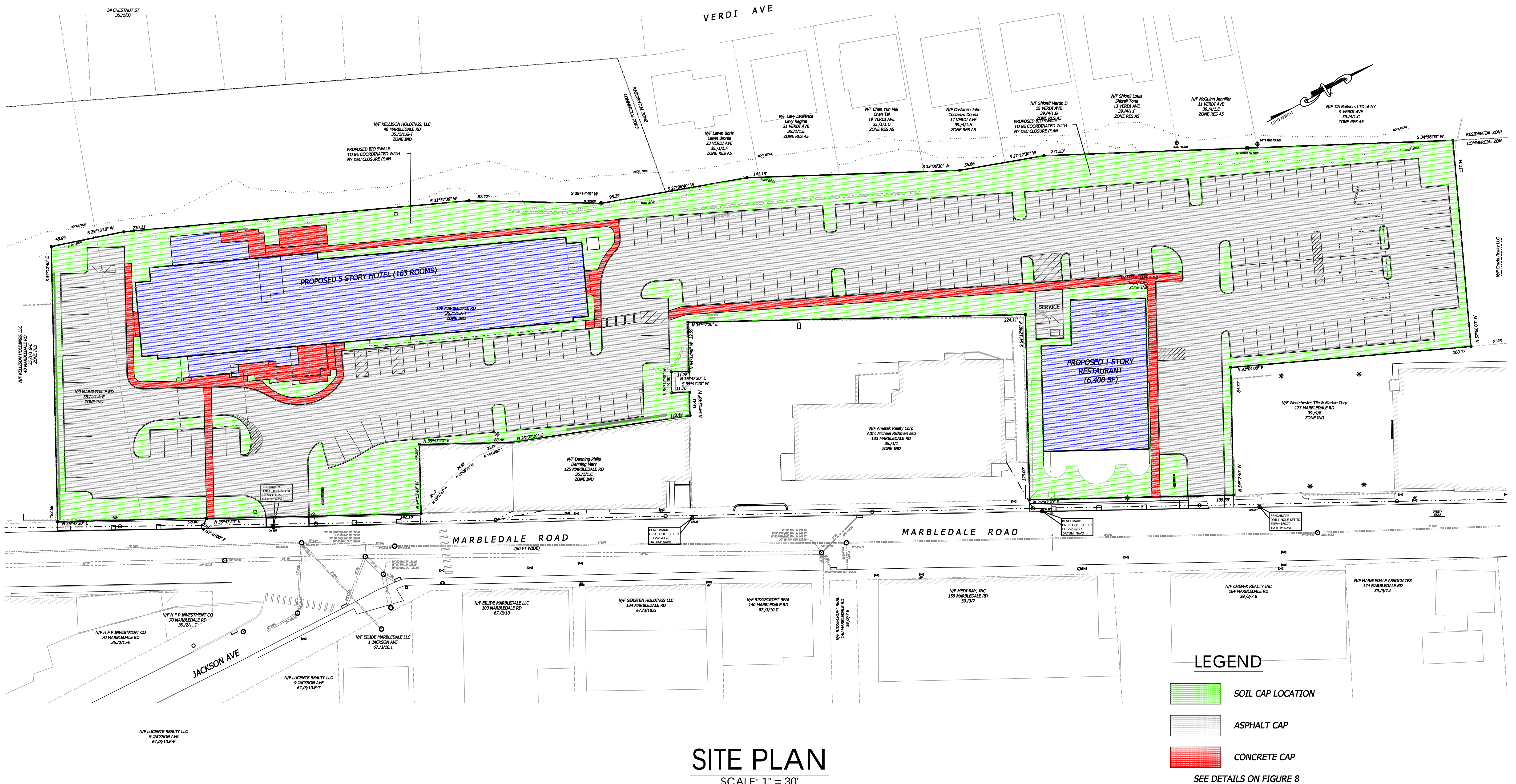
109-125 MARBLEDALE ROAD
TUCKAHOE, NEW YORK





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— Site Boundary



109-125 MARBLEDALE ROAD
TUCKAHOE, NEW YORK

CAP AREA
PLAN