



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C360146/>

Document Repository Name

Greenburgh Public Library
300 Tarrytown Road
Elmsford, NY 10523
(914) 721-8200

Who to Contact

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

Project-Related Questions

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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>

FACT SHEET

Brownfield Cleanup Program

Ardsley LLC

1 Lawrence Street
Ardsley, Westchester County

May 2024

SITE No. C360146

NYSDEC REGION 3

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Ardsley LLC site ("site") located at 1 Lawrence St, Ardsley, Westchester County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Ardsley LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C360146/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Treating contaminated soil and groundwater by mixing with chemical oxidants to break down contaminants;
- Collecting and analyzing post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above commercial use soil cleanup objectives;
- 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;
- Implementation of Site Management Plan (SMP) to address long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Groundwater Monitoring
- Land Use Restriction
- Soil Vapor Assessment for Future Structures
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Fencing

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is 6.00-acres and is bordered on the south by Lawrence Street, and on the east by the Saw Mill River Road. No structures remain on the site and the site perimeter is currently fenced. Previously, the site was operated by the Stauffer Chemical Company starting in the 1920s and then Akzo Nobel from 1987 until 2006. Historic operations of the facility resulted in contamination of the

subsurface with VOCs, SVOCs, PCBs, pesticides, and metals in soil, VOCs and metals in groundwater, and VOCs in soil vapor. The facility was demolished between 2008 and 2009. The proposed use for the site is commercial. There are currently no development plans for the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360146) at:

<https://extapps.dec.ny.gov/cfm/extapps/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 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 NYSDEC 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>

BROWNFIELD CLEANUP PROGRAM

Site Location



Site Location Map

Ardley LLC Site
City of Greenburgh, Westchester County
Site No. C360146

0 100 200
Feet



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