



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator and at these locations:

### Document Repository Name

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

Key project documents and project summary also are available on the NYSDEC website at:

<http://www.dec.ny.gov/data/DecDocs/C360205/>.

## Who to Contact

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

### Project-Related Questions

Mark Domaracki, Project Manager  
NYSDEC  
625 Broadway, 12th Floor  
(518)-402-9832  
[mark.domaracki@dec.ny.gov](mailto:mark.domaracki@dec.ny.gov)

### Project-Related Health Questions

Sally Rushford  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza, Corning Tower 17<sup>th</sup>  
Floor  
Albany NY 12237  
(518) 402-5465  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

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

5 Westchester Plaza

5 Westchester Plaza  
Elmsford, NY 10523

July 2024

SITE No. C360205

NYSDEC REGION 3

## Interim Remedial Measure Proposed Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the 5 Westchester Plaza site ("site") located at 5 Westchester Plaza, Elmsford, New York, Westchester County. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The cleanup activities are expected to begin in September 2024 and last about 2 months. The activities will be performed by Mack-Cali CW Realty Associates LLC ("applicant") with oversight by NYSDEC.

**How to Comment:** NYSDEC is accepting written comments about the Interim Remedial Measure for 30 days, from **July 31** through **August 30, 2024**.

- Access the Draft RIR, Draft IRM Workplan and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360205/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Interim Remedial Measure (IRM) Pilot Test Work Plan:** An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The IRM work plan describes upcoming cleanup activities that include:

- Pilot testing to determine vapor extraction locations and the SSDS equipment requirements for the building;
- Schedule for submittal of pilot test results, final SSDS design, and installation of the system;
- Installation of a Sub-slab Depressurization System (SSDS) at 5 Westchester Plaza.

**Site Description:** 5 Westchester Plaza (site) consists of one approximately 20,200 square foot commercial/industrial building built in 1968. The building is of single-story construction, with no basement. Landscaped areas are located around the building and concrete sidewalks lead to asphalt parking lots to the north, south, and west of the building. Loading docks are present on the rear of the building located to the north.

From 1983 to 2007, a resource conservation and recovery act (RCRA) hazardous waste generator operated as a tenant in the warehouse. Generation of chlorinated volatile organic compounds (CVOCs) including tetrachloroethylene (PCE) & trichloroethylene (TCE) can be attributed to this former tenant.

The site is currently active with commercial tenants and is currently zoned for Non-residential Planned Development. The on-site commercial building is divided into five separate leaseholds.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360205) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are CVOCs which are present site-wide in soil vapor. CVOCs have been identified in the sub-slab soil vapor beneath the Site.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

**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>

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*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.*

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#### **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>

## **Site Location**

# BROWNFIELD CLEANUP PROGRAM





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
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<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Mark Domaracki, 518-402-9832, [mark.domaracki@dec.ny.gov](mailto:mark.domaracki@dec.ny.gov)**