



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/C360235/>

### Harrison Public Library - West Harrison Branch

2 Madison St.  
West Harrison NY, 10604  
(914) 948-2092

## Who to Contact

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

### Project-Related Questions

Oliver Wolfe, Project Manager  
NYSDEC  
625 Broadway  
Albany NY, 12209  
(518) 402-9732  
[oliver.wolfe@dec.ny.gov](mailto:oliver.wolfe@dec.ny.gov)

### Project-Related Health Questions

Sarita Wagh  
NYSDOH  
Empire State Plaza  
Corning Tower  
Albany NY 12237  
(518) 402-7860  
[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

One Water Street Blacksmith &  
Wheelwright Site  
1 Water Street  
White Plains, Westchester

SITE No. C360235

NYSDEC REGION 3

January 2025

## Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the One Water Street Blacksmith & Wheelwright Site ("site") located at 1 Water Street, White Plains, Westchester County. Please see the map for the site location.

**Draft Investigation Work Plan:** The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 1 Water Street L.L.C. ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

**How to Comment:** NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **January 29, 2025 through February 28, 2025**.

- Access the RIWP and other project documents online through the DECinfo Locator:  
<https://extapps.dec.ny.gov/data/DecDocs/C360235/>
- 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.

**Highlights of the Proposed Site Investigation:** The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected metals, Volatile and Semi-Volatile Organic Compounds (VOCs and SVOCs), and pesticides in soil in excess of unrestricted or restricted residential use soil cleanup objectives. Metals, SVOCs, VOCs, Pesticides and PFAS were detected in groundwater exceeding Ambient Water Quality Standards. VOCs were detected in soil vapor.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;

# BROWNFIELD CLEANUP PROGRAM

- Installing and sampling ground water monitoring wells and soil vapor sampling points to investigate groundwater and soil vapor contamination and assess possible off-site migration of site contaminants.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site actions, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

**Site Description:** The Site is located at 1 Water Street, in White Plains, New York. The Site is currently vacant and was formerly occupied by multiple business and residences over time, most notably a blacksmith and wheelwright from 1911-1930 and 1930-1950 respectively. Most recently there was an office building located in the center of the site that was demolished in 2021. Surrounding the site are residential and commercial buildings to the north, a car dealership and auto shop to the east, commercial properties to the south, and commercial properties and a fire station to the west. Metals and SVOC contamination are associated with past commercial and industrial use of the site. The site is characterized by a concrete and asphalt parking lot overlying up to 5 to 9 feet of urban fill and depth to bedrock varies from 8 feet to over 55 feet in depth below ground surface towards the north end of the site. The depth to groundwater is typically between 9 and 13 feet below ground surface.

The site is planned to be remediated to the restricted residential cleanup standard. The planned redevelopment will entail the construction of a mixed use residential and commercial use property with a parking lot and green recreational area.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360235) 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 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>

***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

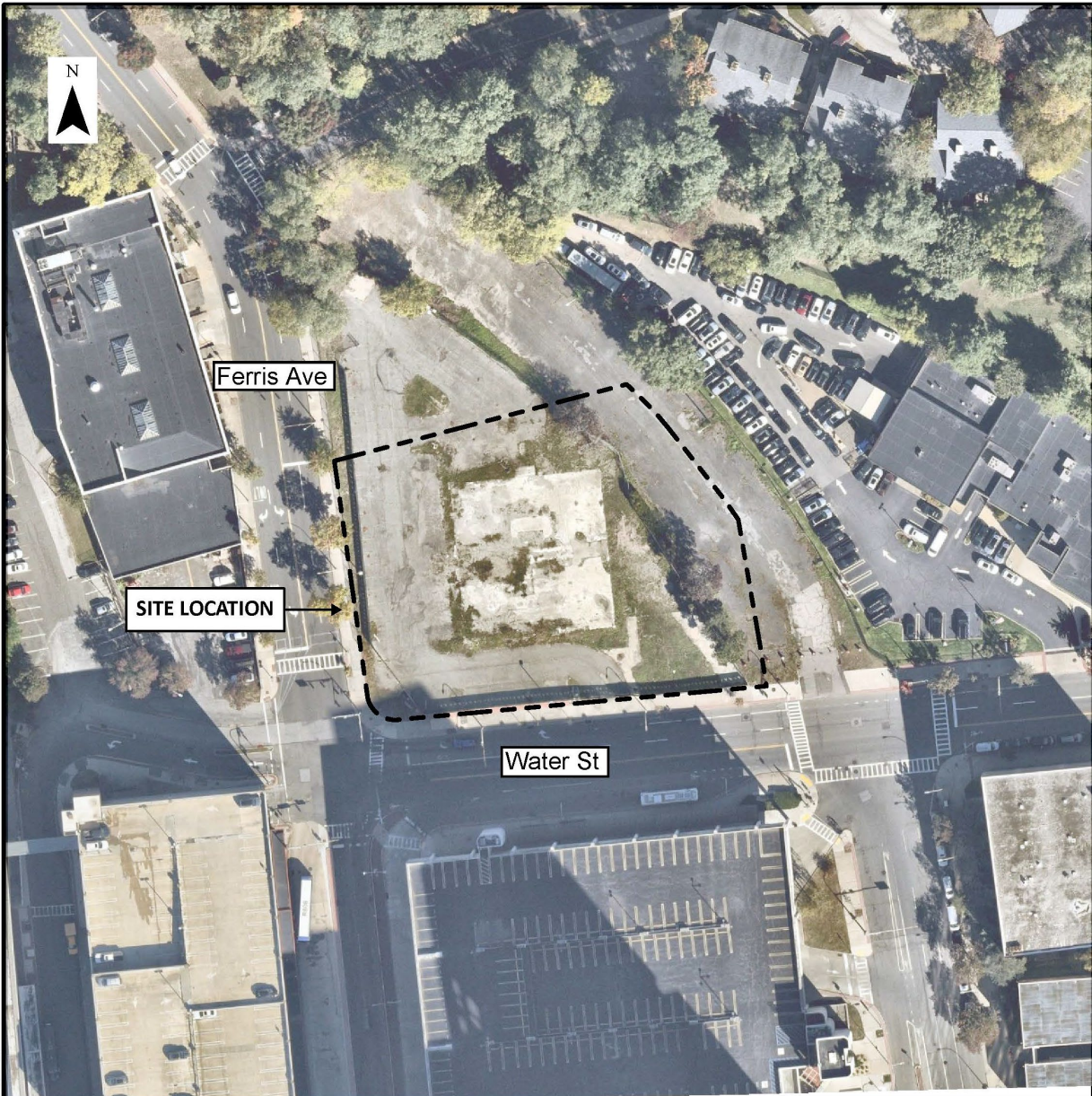
Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://dec.ny.gov/maps/interactive-maps/decinfo-locator>



# BROWNFIELD CLEANUP PROGRAM

## Site Location

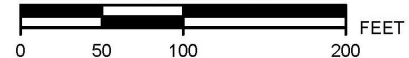
**REFERENCE:**

SITE INFORMATION TAKEN FROM "PROPOSED EXCLUDED BCP AREA EXHIBIT 1 WATER STREET P/O LOT 1.11, BLOCK 2, TAX MAP 125.66 CITY OF WHITE PLAINS, WESTCHESTER COUNTY STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 02-02-2024, LAST REVISED 02-13-2024.; AERIAL IMAGERY TAKEN FROM NEARMAP, DATED 10/04/2024

**LEGEND:**

--- SITE LOCATION

SCALE: 1" = 100'



PROPOSED DEVELOPMENT  
1 WATER STREET  
BLOCK 2, LOT 1.11  
WHITE PLAINS, NY 10601

**AERIAL 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: SG

SCALE: AS NOTED

DATE: 1/28/2025

JOB NO: 12392



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

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<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。
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<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<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: Oliver Wolfe, (518) 402-9732, [oliver.wolfe@dec.ny.gov](mailto:oliver.wolfe@dec.ny.gov)**