



## 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/C360239/>

**Greenburgh Public Library**  
300 Tarrytown Road  
Elmsford NY, 10523  
(914) 721-8221

### 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**  
Renata Ockerby  
NYSDOH  
Empire State Plaza  
Corning Tower  
Albany NY 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@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

Elwood Preserve  
850 Dobbs Ferry Road  
White Plains,  
Westchester County

**SITE No. C360239**  
**NYSDEC REGION 3**

**May 2024**

### 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 Elmwood Preserve site ("site") located at 850 Dobbs Ferry Road, 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 Ridgewood Elmwood Owner LLC ("applicant(s)") 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 **May 30 through June 29, 2024**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360239/>
- 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, pesticides, and herbicides in soil. In addition several underground storage tanks (USTs) and above ground storage tanks (ASTs) were removed from the site and associated areas will be investigated for potential petroleum related contamination.

Key components of the investigation work include:

- Drilling and sampling of soil borings to identify possible on-site sources of contamination;
- Installing and sampling groundwater wells to monitor impacts from areas of concern both on-site and off-site;
- Collecting soil vapor samples at locations adjacent to installed groundwater wells; and,
- Surface water and sediment sampling from an on-site pond.

**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 remedy, 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 850 Dobbs Ferry Road, White Plains, Town of Greenburgh, New York. The Site is a former 18-hole golf course that operated from 1924-2017. On-site buildings were located at the southwest portion of the Site and have since been demolished. Surrounding the site are residential buildings to the north, a municipal park to the east, residential homes and commercial properties to the south, and residences and a fire station to the west. Detections of pesticides and metals at the site are likely associated with past use as a golf club. The golf course closed in 2017 and the site consists of a vegetative surface overlying native soils with bedrock variably encountered from ground surface to greater than 8 feet below ground surface. The depth to groundwater is typically eight feet below grade.

The site is planned to be remediated to the unrestricted use Track 1 cleanup standard. The planned redevelopment will entail the construction of single family residences and recreational green areas.

**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>

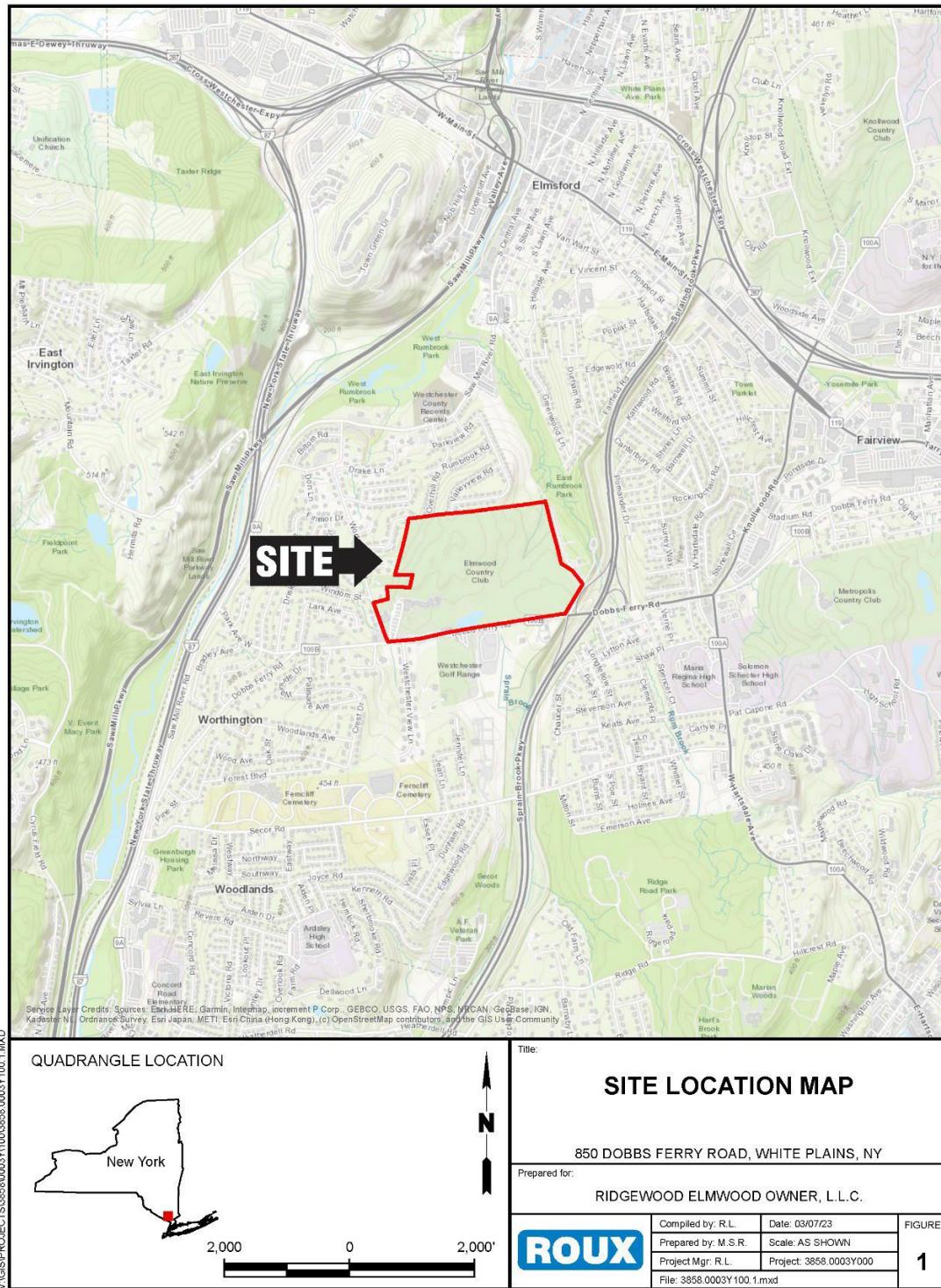
Note: Please disregard if you already have signed up and received this fact sheet electronically.

#### **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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





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

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<b>简体字</b> <b>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</b> <b>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>বাঙালি</b> <b>Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিষ্পত্তিশিক্ষিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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<b>Język Polski</b> <b>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)