



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** 300 - 308 Columbus Avenue

**DEC Site #:** C360136

**Address:** 300-308 Columbus Avenue  
Tuckahoe, NY 10707

Have questions?  
See  
"Who to Contact"  
Below

### 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 300 - 308 Columbus Avenue site ("site") located at 300-308 Columbus Avenue, Tuckahoe, Westchester County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Crestwood Builders Group, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

#### Completion of Project

- Source area contamination has been excavated and disposed of off-site;
- A site cover has been installed to allow for restricted residential use of the site; and
- The newly constructed on-site building has a sub-slab depressurization system to mitigate possible vapor intrusion.

#### Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be 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 or will be put in place on the site:

- Soil Management Plan
- Environmental Easement
- Land Use Restriction
- Groundwater Use Restriction
- Institutional Control/Engineering Control Plan

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

- Vapor Mitigation
- Cover System

### **Next Steps**

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

### **Background**

**Location:** The site is located at 300-308 Columbus Avenue, Tuckahoe, in Westchester County, and consists of two contiguous properties, totaling approximately 0.75 acres in size. The property located at 308 Columbus Avenue is on the corner of Columbus Avenue and Lincoln Avenue. The 300 Columbus Avenue property is located south of and adjacent to the 308 Columbus Avenue property, and the southeastern portion of 300 Columbus Avenue extends to Fisher Avenue.

**Site Features:** The 300 Columbus Avenue property is approximately 20,312 square feet. The property is paved, with the exception of gravel backfill areas at locations where the former service building, underground storage tanks (USTs) and dispensers (pumps) were previously excavated, and removed, and/or demolished.

The 308 Columbus Avenue property is approximately 11,825 square feet. The property is paved, with the exception of gravel backfill areas at locations where the former service building, USTs and dispensers (pumps) were previously excavated, and removed, and/or demolished.

**Current Zoning and Land Use:** The site is zoned for mixed residential and commercial use and is occupied by a combined residential and commercial building with parking.

**Past Use of the Site:** 300 Columbus Avenue was developed in the 1950s as a gasoline station

and was most recently being used for commuter parking and an auto repair facility.

308 Columbus Avenue was developed in the 1930s as a gasoline station and was most recently being used for commuter parking and an auto repair facility.

**Site Geology and Hydrogeology:** The site is underlain by glacial till consisting of varying amounts of silt, clay, sand, and gravel. Asphalt, crushed rock, and brick are also present in the upper sections of the soil column, indicating that the fill material is in the upper 6 to 15 feet across the site. Soil borings to 25 feet below grade have not encountered bedrock. The site is underlain by the Inwood Marble and the Fordham Gneiss formations, with the bedrock formation boundary running north to south through the center of the site. Bedrock in Westchester County is typically overlain by a relatively thin covering of glacial deposits, mainly till, with stratified deposits being present along river systems. Soils beneath the site are described as urban land, or areas where at least 60% of the land area is covered with impervious materials and slopes range in grade from 0 to 8%.

Groundwater is expected to flow in a westerly direction toward the Bronx River; however, actual groundwater flow at the site can be affected by many factors including past filling activities, underground utilities and other subsurface openings. Groundwater is encountered at depths ranging from 17 to 25 feet below grade across the site. There are no surface water bodies or streams on or immediately adjacent to the site; the Bronx River is located approximately 500 feet west of the site, and an unnamed pond is located approximately 750 feet east of the site.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360136>

**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

NYSDEC Region 3 Office  
Attn: Sarah Shepard  
21 S. Putt Corners Road  
New Paltz, NY 12561  
phone: 845-256-3154

## **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  
518-402-9662  
randy.whitcher@dec.ny.gov

### Site-Related Health Questions

Richard Jones  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
217 S. Salina Street  
Syracuse, NY 13202  
315-477-8148  
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 Figure

