

VII. APPENDICES

B. ESA/Hazardous Materials

Appendix B6

- EcolScience Letter to DEC
- EcolScience Letter to DOH



EcolSciences, Inc.

Environmental Management & Regulatory Compliance

April 12, 2012

Ms. Barbara McDonald
Westchester County Department of Health
Petroleum Bulk Storage Section
145 Huguenot Street
New Rochelle, New York 10801

Re: NYSDEC Spill Number 1200067
Property Located at 3196 - 3220 Crompond Road
Yorktown Heights, New York

Dear Ms. McDonald:

This letter is sent as a follow-up to our conversation on April 9, 2012. On behalf of Retail Store Construction Company (RSCC), the contract purchaser of the above-referenced site, EcolSciences, Inc. informed the New York State Department of Environmental Conservation (NYSDEC) Case Manager Todd Ghiosay on March 28, 2012, of soil sampling that reflect petroleum impacts at the above referenced property [a copy of this letter was provided to the Westchester County Department of Health ((WCDOH)]. The letter was submitted to Mr. Ghiosay as he was the NYSDEC project manager for remediation at a former Texaco Service Station (identified below) that is part of the proposed development property. At Mr. Ghiosay's direction, the NYSDEC spill hotline was called and case number 1200067 was assigned. The report to Mr. Ghiosay was initiated at the request of the Director of Planning of the Town of Yorktown, who commented on the proposed development of a Costco store and fueling station on the property in the context of environmental review pursuant to the State Environmental Quality Review Act (SEQRA). In our conversation, you asked that we provide information on the spill and a proposed work plan for remediation the reported conditions. This information follows.

The proposed Costco property consists of an ±18.75-acre property that includes four parcels as follows:

- Former Texaco Service Station, Chevron Facility No. 211881 (NYSDEC Case No. 02-10659) parcel; No Further Action letter issued on July 8, 2010.
- Unoccupied Motel parcel
- Plant Nursery/Lawnmower repair shop parcel
- Residential parcel

Phase II Investigations conducted in 2009 and 2010 identified a limited area of soil with petroleum impacts on the motel parcel and plant nursery/lawnmower repair shop parcel. This information may not have been shared with the NYSDEC during the Spill

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remediation at the Service Station, as these limited impacts are likely unrelated to the Spill at the Service Station. A summary of the petroleum impacts identified during the Phase II Investigations is as follows:

- **Motel Parcel** - 1,2,4-Trimethylbenzene at 12 milligrams per kilogram (mg/kg), benzene at 0.2 mg/kg, and xylenes at 1.4 mg/kg in excess of the NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (URUSCO) were found at one location below the motel basement boiler room concrete floor. These constituents are likely associated with the fuel oil heating system formerly in use onsite. The motel building is in a dilapidated and uninhabitable condition and the heating system is no longer in operation. No evidence of an ongoing spill was observed.
- **Lawnmower Shop/Plant Nursery Parcel** – One soil sample collected outside the lawnmower shop (LM-4) and one sample collected from an earthen basement floor of the lawnmower shop (LM-2) contained the following contaminants above the URUSCO. These constituents may reflect a spill from repair work conducted at the shop.

Contaminant	LM-2 (mg/kg)	LM-6 (mg/kg)
1-2-4 trimethylbenzene	23	150
1-3-5 trimethylbenzene	35	48
Benzene	0.053	6.1
Ethylbenzene	2.3	45
Isopropylbenzene	13	6.1
Naphthalene	3.5	18
n-propylbenzene	3.9	18
toluene	1.3	110
xylenes	48	320

As noted above, RSCC proposes to redevelop the site with a Costco store. During redevelopment, the motel and lawn mower repair shop buildings will be demolished. Following demolition, the VOC-impacted soil identified above will be excavated and stockpiled on and covered with plastic sheeting. All excavated soil will be sampled for waste classification purposes and disposed of at an approved offsite facility under manifest. Post-excavation soil sampling will be conducted at both locations (motel and lawn mower repair shop) in accordance with the sample parameters and frequency set forth in the NYSDEC DER-10 Guidance to document compliance with the NYSDEC Part 375 Soil Cleanup Objectives. The excavation activities will be conducted in accordance with an Environmental Health and Safety Plan/Community Air Monitoring Program prepared for the remediation in accordance with the NYSDEC DER-10 Guidance. All of these activities will be conducted in accordance with the NYSDEC's DER-10 Technical Guidance for Site Investigation and Remediation, 6 NYCRR 375-6.8, 6 NYCRR Part 371, 6 NYCRR Part 364.2, 6 NYCRR Part 374, and/or 6 NYCRR 364.2.

Upon completion of the excavation, post-excavation sampling, and disposal activities, a summary report will be prepared, documenting the effectiveness of the remediation, and

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submitted to the WCDOH. The report will include all of the post-excavation soil sample results, maps depicting the extent of the excavation and post-excavation sample locations, and soil disposal manifests. The remedial activities will be initiated by RSCC upon approval of the proposed site redevelopment by the Town of Yorktown. Upon completion of the work and submittal of the summary report to the WCDOH, a request will be made to close the NYSDEC spill case (number 1200067).

If you have any questions please do not hesitate to contact me.

Very truly yours,

EcolSciences, Inc.



Peter A. Hansen
Project Manager

cc: John O'Mara, NYSDEC Region 3
John Tegeder (Yorktown Planning Director)
Wilbur Breslin (RSCC)

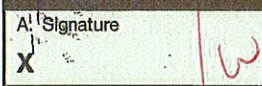
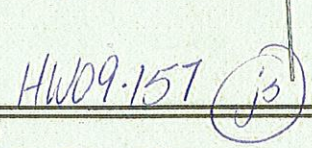
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1. Article Addressed to: <p>Ms. Barbara McDonald Westchester County Department of Health Petroleum Bulk Storage Section 145 Huguenot Street New Rochelle, New York 10801</p>	B. Received by (Printed Name) C. Date of Delivery 4-17-12
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PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

PS Form 3800, August 2006

See Reverse for Instructions



EcolSciences, Inc.

Environmental Management & Regulatory Compliance

March 28, 2012

Mr. Todd Ghiosay
New York State Department of Environmental Conservation
Region 3 – White Plains Sub-Office
100 Hillside Avenue, Suite 1W
White Plains, New York 10603-2860

Re: Soil Sampling Report
Property Located at 3196 - 3220 Crompond Road
Yorktown Heights, New York

Dear Mr. Ghiosay:

On behalf of Retail Store Construction Company (RSCC), the contract purchaser of the above-referenced site, EcolSciences, Inc. is informing the New York State Department of Environmental Conservation (NYSDEC) of soil sampling that reflect petroleum impacts at the above-referenced property. We are providing this information at the request of the Director of Planning of the Town of Yorktown, who commented on the proposed development of a Costco store and fueling station on the property in the context of environmental review pursuant to the State Environmental Quality Review Act (SEQRA). We are writing to you as project manager for the closed Oil Spill at the former Texaco Service Station, identified below, as that parcel is part of the proposed development property, which is being treated as a single site for the SEQRA process.

This property consists of a ± 18.75 -acre property that includes four parcels as follows:

- Former Texaco Service Station, Chevron Facility No. 211881 (NYSDEC Case No. 02-10659) parcel; No Further Action letter issued on July 8, 2010.
- Unoccupied Motel parcel
- Plant Nursery/Lawnmower repair shop parcel
- Residential parcel

Phase II Investigations conducted in 2009 and 2010 identified a limited area of soil with petroleum impacts in the motel parcel and plant nursery/lawnmower repair shop parcel. This information may not have been shared with the NYSDEC during the Spill remediation at the Service Station, as these limited impacts are likely unrelated to the Spill at the Service Station:

- **Motel Parcel** - 1,2,4-Trimethylbenzene at 12 milligrams per kilogram (mg/kg), benzene at 0.2 mg/kg, and xylenes at 1.4 mg/kg in excess of the NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (URUSCO) were found at one

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Mr. Todd Ghiosay
March 28, 2012
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location below the motel basement boiler room concrete floor. These constituents are likely associated with the fuel oil heating system formerly in use onsite. The motel building is in a dilapidated and uninhabitable condition and the heating system is no longer in operation. No evidence of an ongoing spill was observed.

- **Lawnmower Shop/Plant Nursery Parcel** – One soil sample collected outside the lawnmower shop (LM-4) and one sample collected from an earthen basement floor of the lawnmower shop (LM-2) contained the following contaminants above the URUSCO. These constituents may reflect a spill from repair work conducted at the shop.

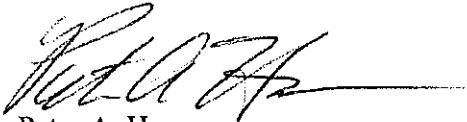
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<i>Isopropylbenzene</i>	13	6.1
<i>Naphthalene</i>	3.5	18
<i>n-propylbenzene</i>	3.9	18
<i>toluene</i>	1.3	110
<i>xylene</i>	48	320

As noted above, RSCC proposes to redevelop the site with a big box retail store. During redevelopment, the volatile organic compounds identified above located on the motel parcel and the lawnmower repair/plant nursery parcel will be remediated in accordance with the NYSDEC DER-10 Guidance.

If you have any questions please do not hesitate to contact me.

Very truly yours,

EcolSciences, Inc.



Peter A. Hansen
Project Manager

cc: John Tegeder (Yorktown Planning Director)
Westchester County Department of Health
Wilbur Breslin (RSCC)