



Environmental Review

Proposed Theodore Fremd Senior Housing
Zoning District Change



August City Council Meeting

- Tenen Environmental presented two memorandums to the Rye City Council to support their determination of whether significant adverse impacts are present at the 150 North Street property
 1. status of the environmental remediation at the site and upgradient gasoline service stations
 2. review of the Environmental Assessment Form (EAF) presented by the Applicant

Initial Recommendations

- The recommendations of the two memorandums were as follows:
 1. incorporation of two conservative remedial design considerations into any future development
 - soil vapor intrusion mitigation system to vent air beneath the building slab and provide a vapor barrier or waterproofing beneath the building slab
 - remedial cap consisting of the building slab, paved areas and/or soil to prevent direct contact with existing soil
 2. Applicant to revise EAF and provide additional information

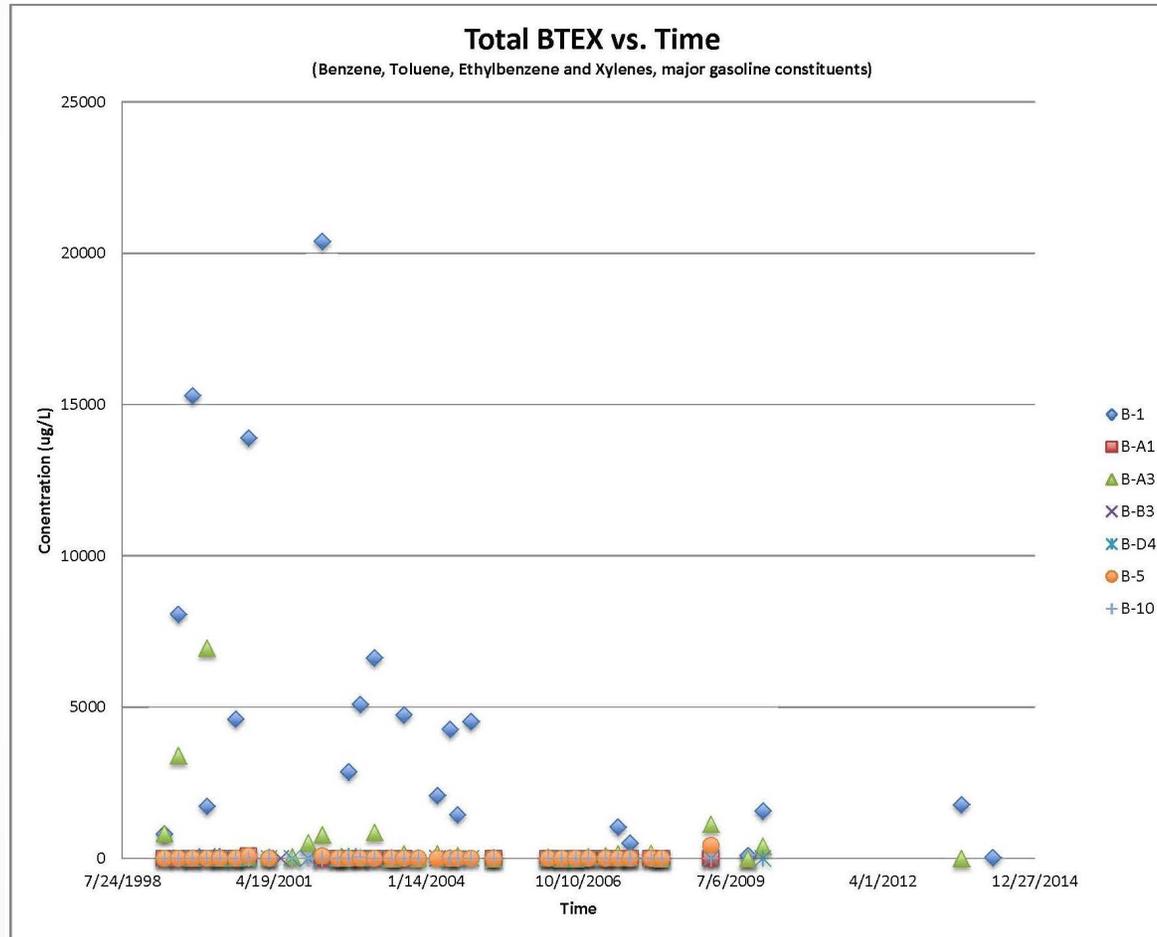
Feedback from Council and Public

- Based on the feedback from the August City Council meeting, Tenen was requested to complete the following:
 1. prepare an “apples-to-apples” comparison of historic groundwater results
 2. complete a site inspection
 3. review future response from Application with regard to the EAF

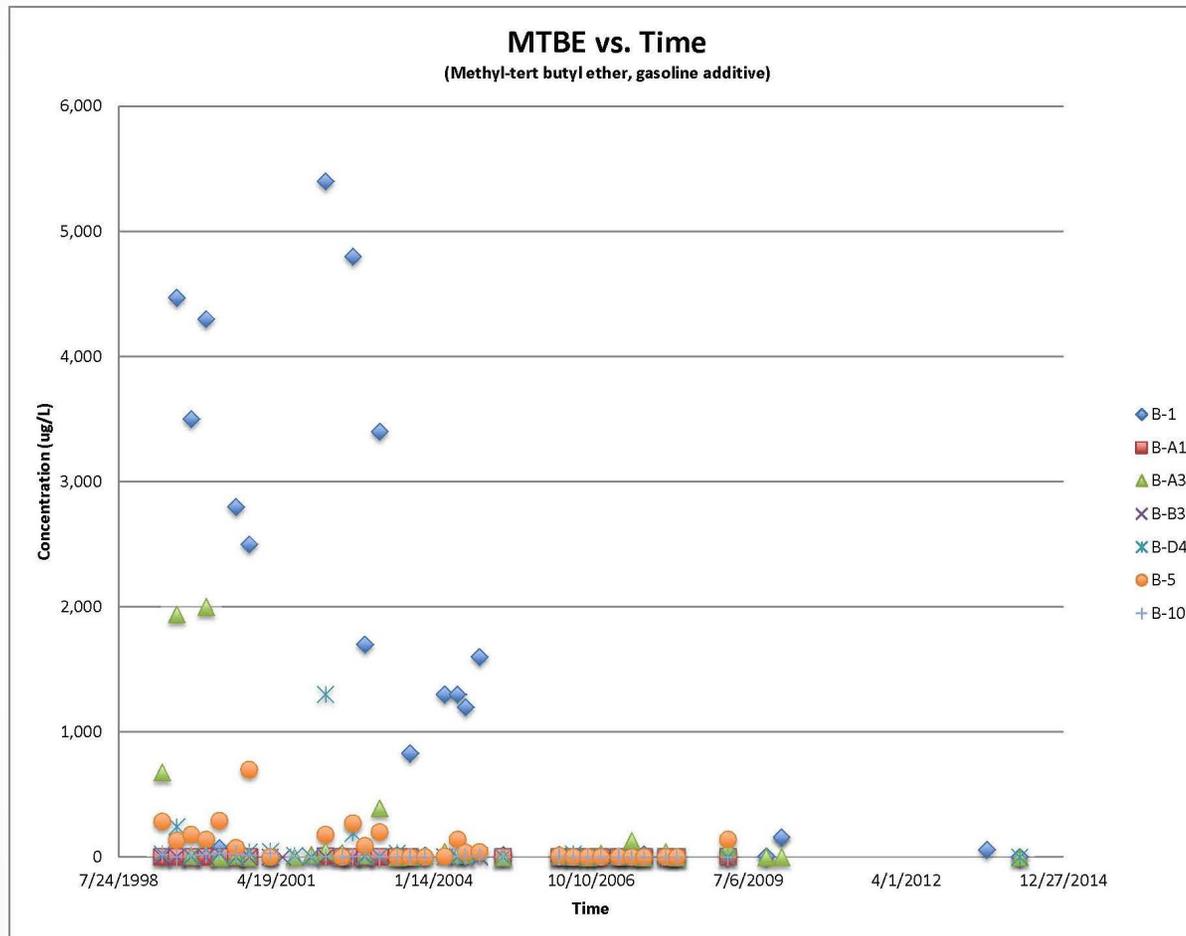
Historic Groundwater Concentrations

- Tenen reviewed all available historic groundwater data for the site (August 1999 through March 2014)
- Graphs for major gasoline constituents were prepared (see next two slides). Note that these are consistent with the narrative in our memorandum
- Major findings include:
 - Groundwater concentrations have decreased over time, with the largest decreases prior to 2005
 - The highest detected concentrations have been from samples in wells B-1, BA-3 and B-5
 - The concentrations detected in the most recent samples (March 2014), from wells B-1 and BA-3, were all below State Class GA drinking water standards, with the exception of one compound in well B-1
 - Contaminant trends and most recent data are consistent with memorandum recommendations

Historic Groundwater Concentrations - BTEX

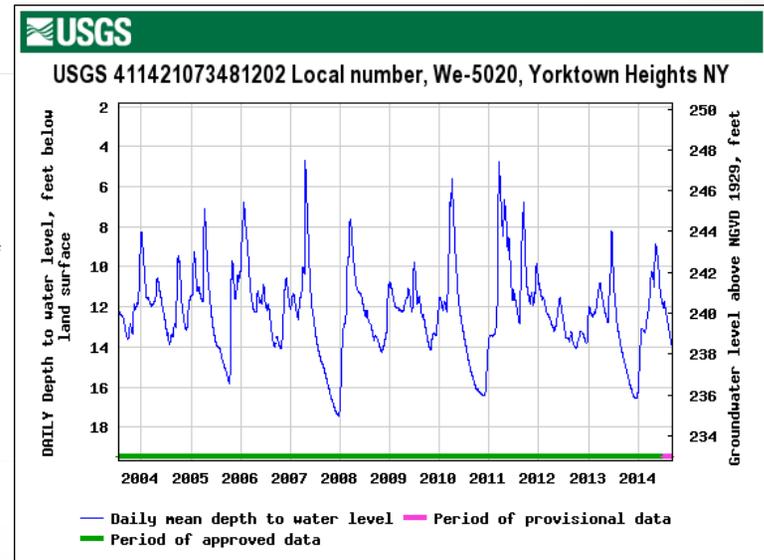
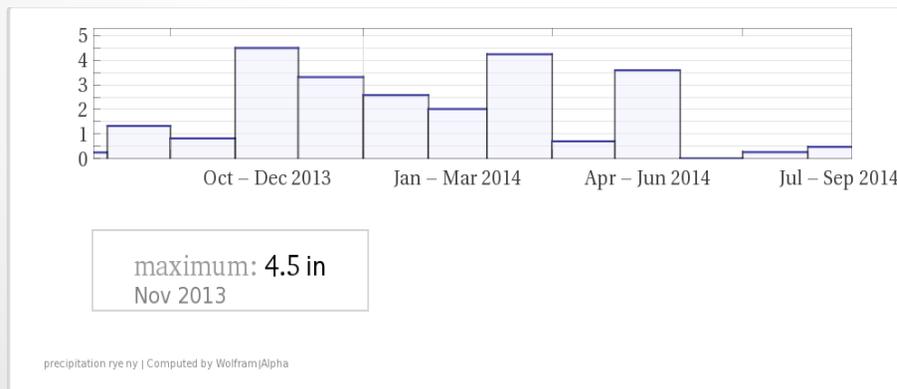


Historic Groundwater Concentrations - MTBE



Additional Groundwater Sampling and Site Visit

- In order to continue the historic record, Tenen Environmental attempted to collect an additional round of groundwater samples from wells B-1, BA-3 and B-5
 - the latitude/longitude of the wells was recorded and an updated figure is provided (see slide)
 - groundwater was not encountered in the monitoring wells. This is due to a lack of rain, which has lowered the water table



Summary of Groundwater Sampling and Site Visit

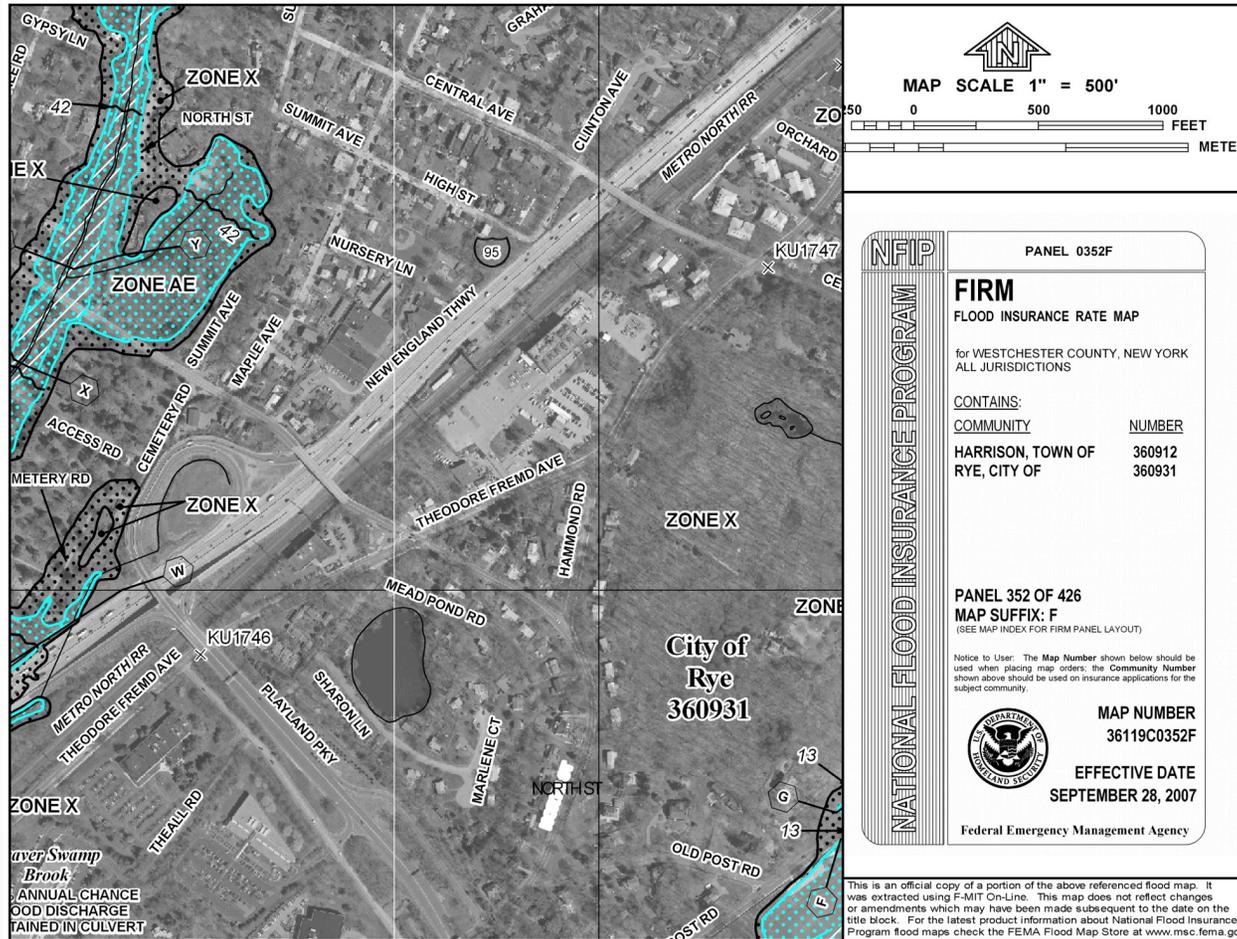
- The site layout and characteristics are consistent with initial recommendations
- Given the known soil and groundwater data, our conclusions remain the same
- Appropriate to collect additional samples if possible in order to continue historic record
 - Tenen will continue to monitor the regional precipitation and depth to groundwater, and will advise Council if conditions change to the degree that samples can be collected



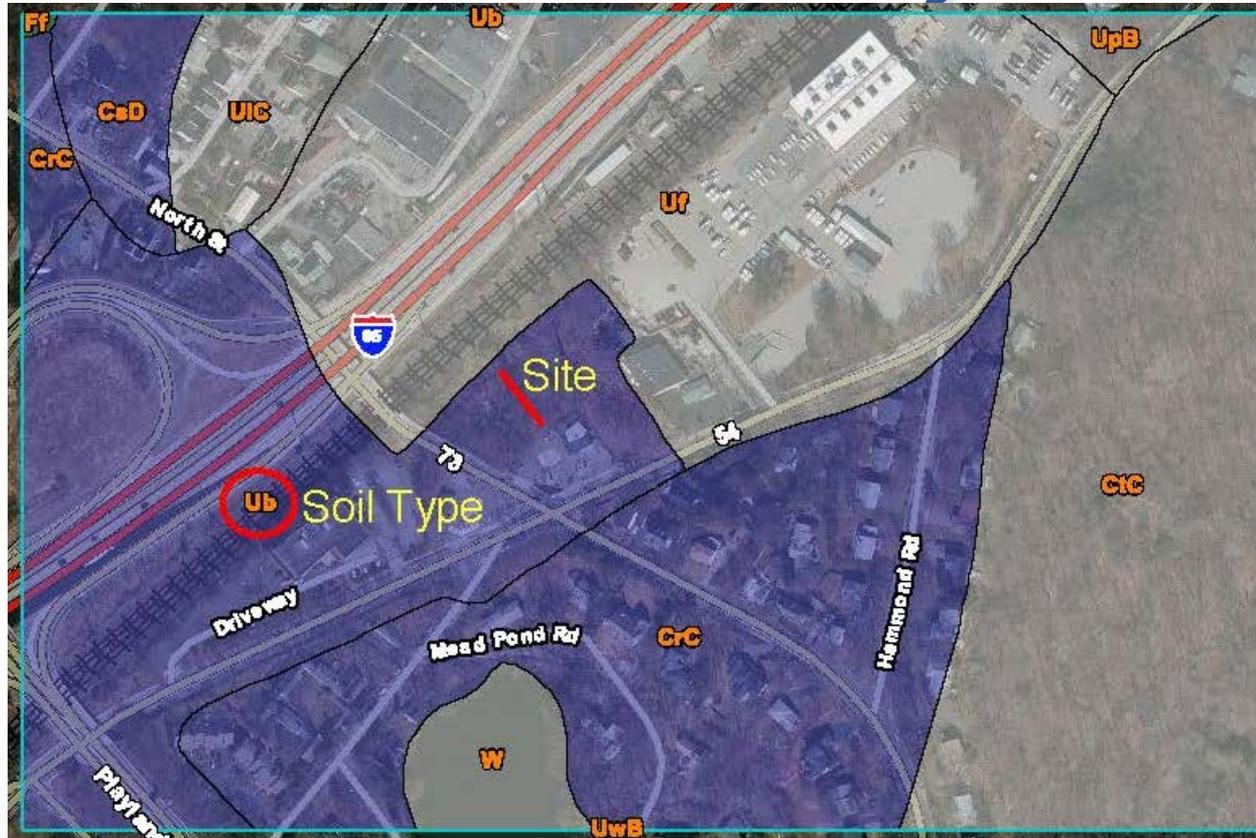
Review of EAF

- Tenen reviewed the April 4, 2014, Full EAF provided by the Applicant.
 - comments were generally related to requests for documentation, clarifications and incompleteness. The City Planning Department also provided comments in a separate memorandum
 - Applicant provided a revised EAF dated August 27, 2014 which addressed the majority of Tenen Environmental's comments
 - significant items
 - FEMA flood plain
 - Soil survey
 - Sole source aquifers
 - Endangered species
 - Wetlands determination
 - Adjoining historic MGP site
 - Archaeological

FEMA Flood Insurance Rate Map



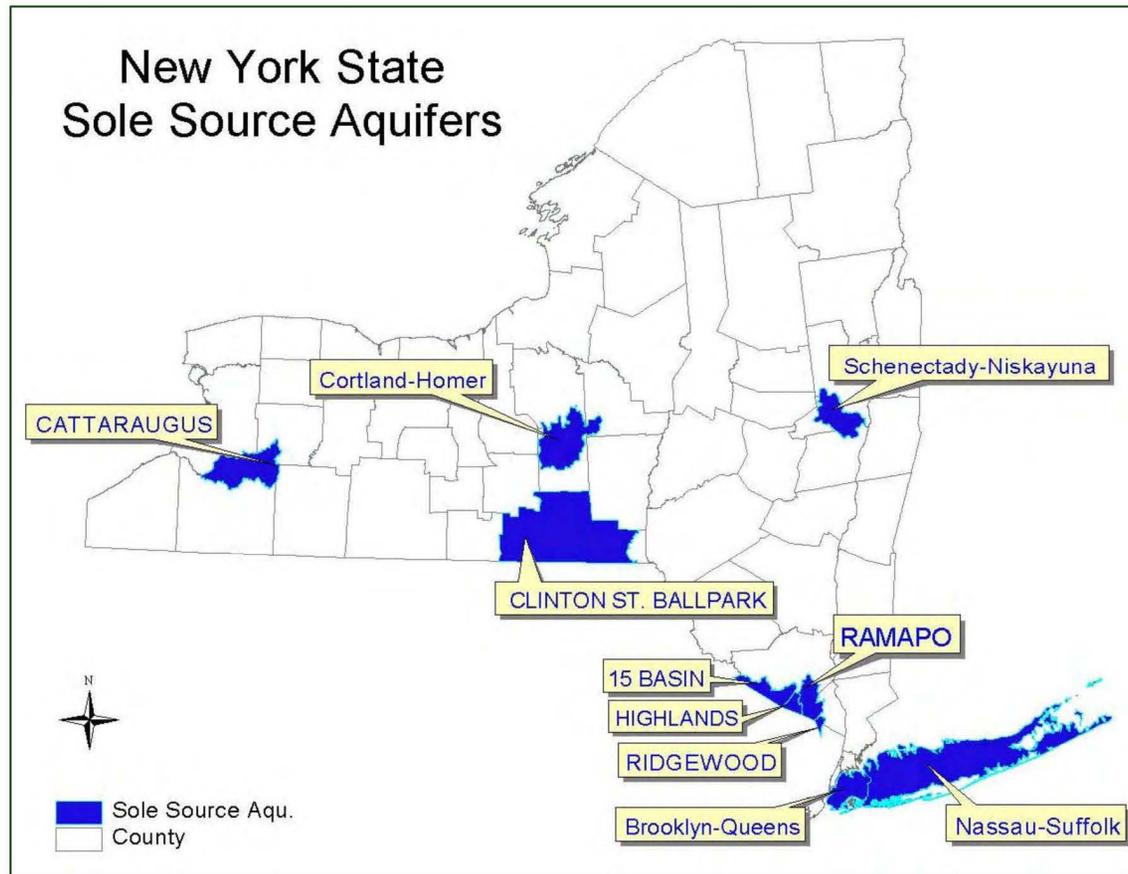
Soil Survey



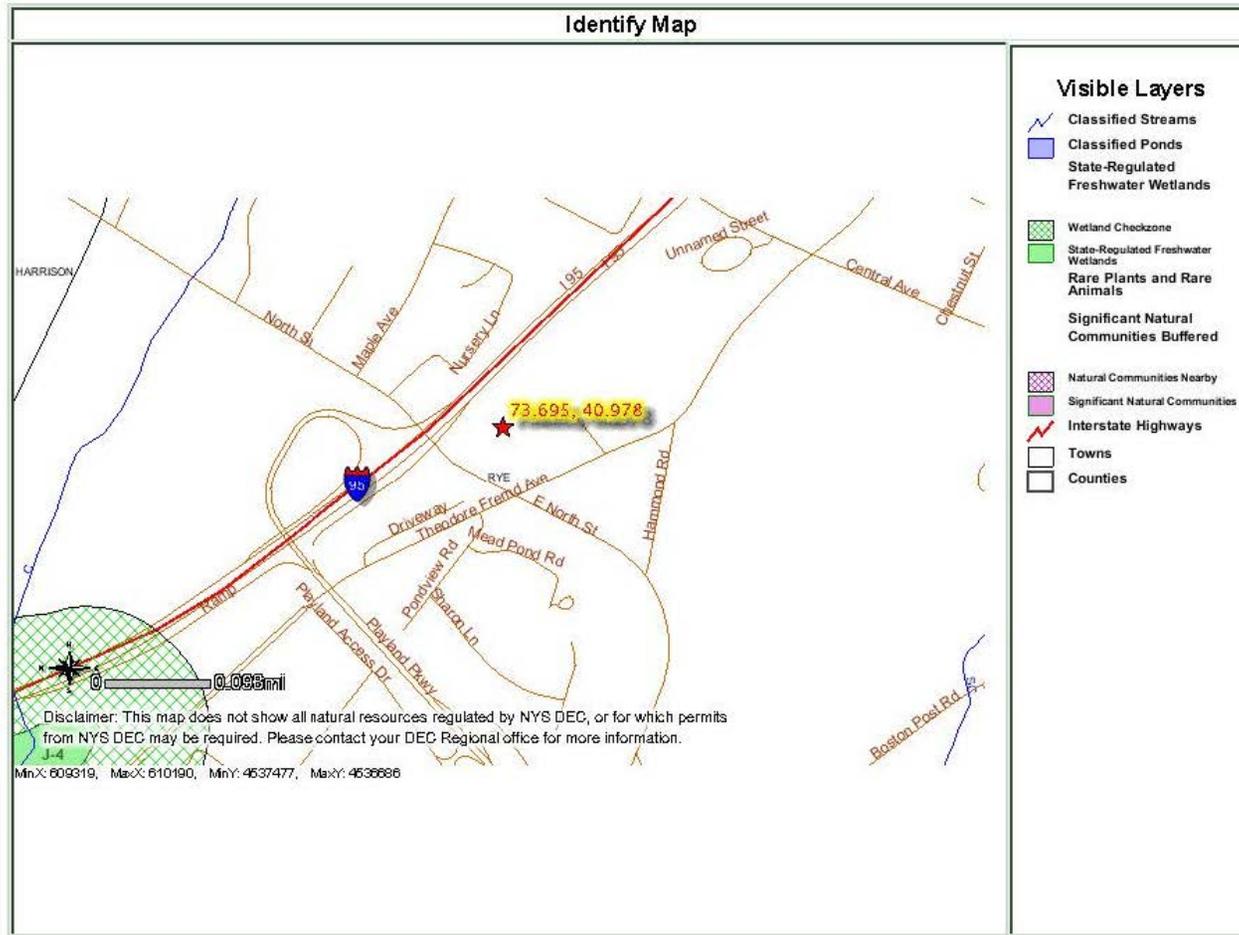
Udorthents, smoothed: soils altered by cutting and filling, mainly in and adjacent to urban areas, highways and borrow areas, sand to silt loam. Group B: moderate infiltration rates even when thoroughly wetted... moderately well drained to well drained soils with... a moderate rate of water transmission. To be addressed in required Stormwater Pollution Prevention Plan (SWPPP).

Sole Source Aquifers

Figure 7.1 Sole Source Aquifers in New York State



State Endangered Species, Surface Water, Wetlands



State Endangered Species, Surface Water, Wetlands

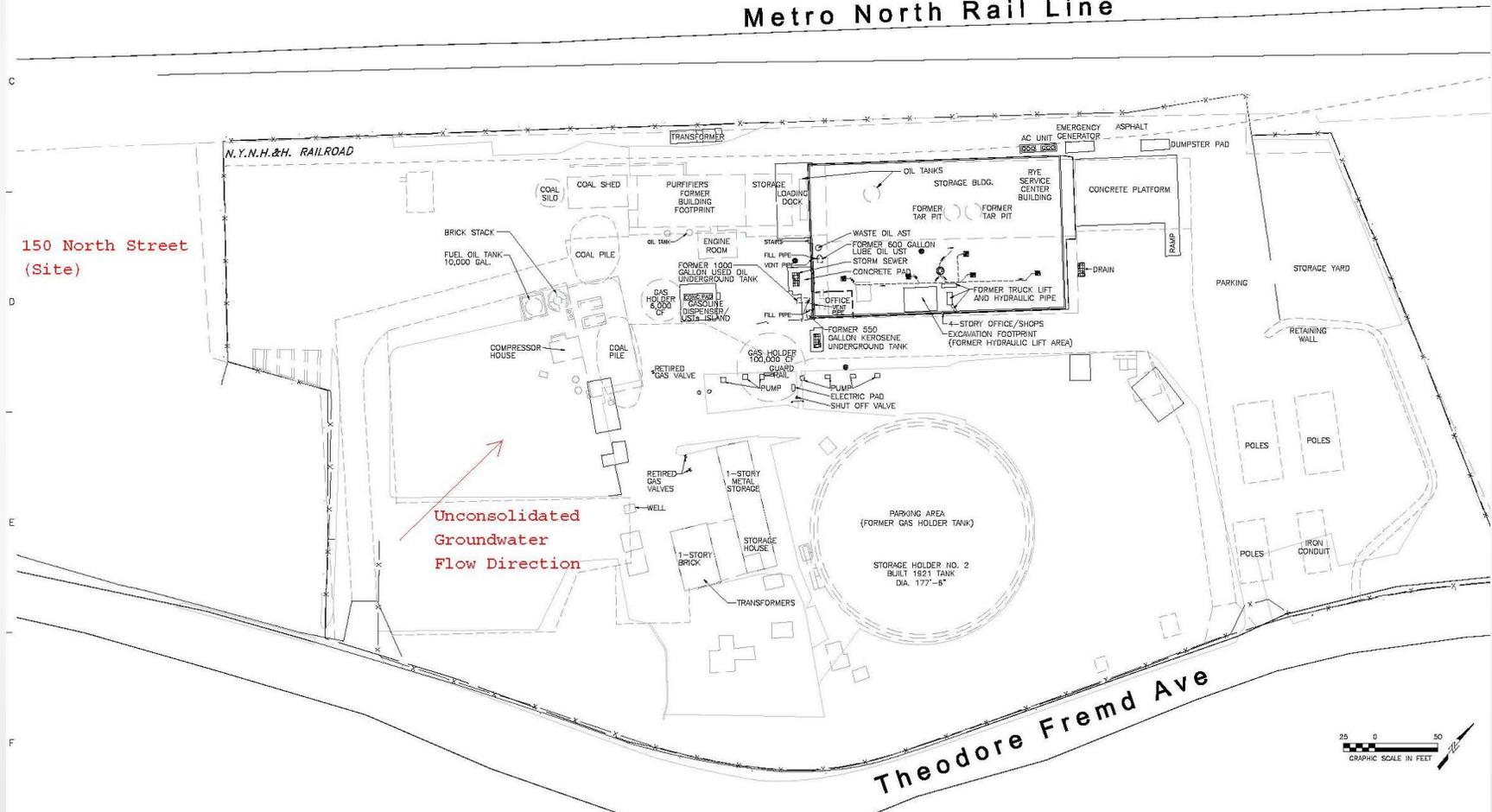
- The Environmental Resource Mapper (previous slide) did not show significant natural communities, surface waters (ponds or streams) or wetlands at the site
- Additional information is required:
 - Applicant to provide response from New York Natural Heritage Program (+/- 20 days from August 28, 2014 request)
 - Applicant to provide wetlands survey by certified soil scientist to determine if Federal or local wetlands are present

Adjoining Historic MGP

- Adjoining Consolidated Edison (Con Ed) site was formerly used as a Manufactured Gas Plant (MGP). The State (NYSDEC) has required all known MGP sites to be investigated and, if required, remediated
- Tenen has received a FOIL response from NYSDEC
 - the majority of the investigation has been completed. NYSDEC required an additional work plan to address minimal data gaps
 - based on a review of the documents, MGP impacts are present but are not a significant adverse impact to 150 North Street (current or future)
 - note that the Con Ed is hydraulically-downgradient of the 150 North Street site

Adjoining Historic MGP

Metro North Rail Line



Archaeological

- In their response, the Applicant indicated that the owner, Westchester County, has completed archaeological investigations for the site
- These should be provided for review by the Council

Summary of EAF

- Applicant should address administrative comments to be provided by Tenen Environmental
- In particular, the following three items should be provided:
 - wetlands survey by a certified soil scientist
 - endangered species response from New York Natural Heritage Program
 - referenced archaeological reports from Westchester County

150 North Street – Rye

