



**Department of
Environmental
Conservation**

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former EMCA Site
Site Code: 360025
Program: State Superfund Program
Classification: 04
EPA ID Number:

Location

DEC Region: 3
Address: 605 Center Avenue and 604 Fayette Avenue
City: Mamaroneck **Zip:** 10543
County: Westchester
Latitude: 40.94879459
Longitude: -73.74587053
Site Type: STRUCTURE
Estimated Size: 0.344 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: Altice - USA
Current Owner(s) Address: 1111 Stewart Avenue
Bethpage, NY, 11714-3581
Owner(s) during disposal: The Dow Chemical Company
Current On-Site Operator: EMCA
Stated Operator(s) Address: 605 Center Ave. & 604 Fayette Avenue
Mamaroneck, NY 10543
Current On-Site Operator: EMCA/SUB ROHM & HAAS/SUB THE DOW CHEM. CO.
Stated Operator(s) Address:
PHILADELPHIA, PA

Site Document Repository

Name: VILLAGE OF MAMARONECK
Address: 123 MAMARONECK AVENUE
MAMARONECK, NY 10543-0369
Name: MAMARONECK PUBLIC LIBRARY
Address: 136 PROSPECT AVENUE
MAMARONECK, NY 10543

Hazardous Waste Disposal Period

From: 1968 **To:** 1988

Site Description

Location: This site is located at 604 Fayette Avenue and 605 Center Avenue, Village of Mamaroneck, Westchester County, New York. This site originally consisted of four parcels: Section 8, Block 829, Lot 69 (Parcel I); Section 8, Block 829, Lot 92 (Parcel II); Section 8, Block 829, Lot 41 (Parcel III); and Section 8, Block 829, Lot 51 (Parcel IV). The site boundaries have since been modified to include Parcels I and IV only due to disposal history and current groundwater impacts. Parcels II and III have been excised from the site as no disposal occurred on those parcels, nor are they affected by Freon-113. The current site is approximately 0.34 acres in size. **Site Features:** The site consists of a two-story building and two parking areas. **Current Zoning/Use:** The site is located in an M-1 (manufacturing) zone in an industrial/commercial/residential area. Cablevision of Westchester currently uses the site as a cable television service center. **Past Use of the Site:** Prior to its current use, EMCA, a subsidiary of Rohm and Haas, owned and operated the site to manufacture electronic conducting paste from 1968 to 1988. The manufacturing activities were contained on the first floor of the building. The vacant lot which is now a parking area (604 Fayette) was used for waste storage and is a likely area of disposal. Other potential areas of disposal or spill are the material storage room, the ball milling room and powder room. Freon 113 was used in the ball milling operation. **Site Geology and Hydrogeology:** The shallow groundwater appears to flow from the south, east and west toward the center of the site and then flows off the site in a northerly direction towards the Sheldrake River. There is no domestic groundwater usage within one-half mile of the site. The area is served by public water supply. Geologic conditions at the site are characterized by unconsolidated deposits composed predominantly of stratified medium to fine sand with localized beds of coarse sand, gravel, silt, and clay. Bedrock is assumed at an approximate depth of 40 feet. Groundwater conditions consist of a water table aquifer encountered at a depth of approximately 6 feet below ground surface. Groundwater generally flows to the northwest towards the Sheldrake River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

FREON 113 (F002)
1,1,2-trichloro-1,2,2-trifluoroethane

Site Environmental Assessment

Nature of Contamination: Remediation of the Site is complete. Prior to remediation, the primary contaminants of concern were Freon 113 and its breakdown products, particularly Freon 1113 in groundwater. Remaining contamination in the groundwater is being managed under a Site Management Plan.

Site Health Assessment

Contact with contaminated soils is not expected because the site is covered by buildings and pavement. Drinking contaminated groundwater is not likely since the area is supplied with public water.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former M. Argueso and Co., Inc-Off-Site
Site Code: C360108A
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 441-442 Waverly Avenue
City: Mamaroneck **Zip:** 10543
County: Westchester
Latitude: 40.949112
Longitude: -73.743346
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

Location: This site is the off-site component of the Former Argueso and Co., Inc. site (C360108) located on 441, 442, 501 and 513 Waverly Avenue, Mamaroneck, Westchester County. The off-site portion (C360108A) is the immediate surrounding properties located in an urban area adjacent to the main site. **Site Features:** The on-site properties are located on opposite sides of Waverly Avenue. The site features were two buildings and parking areas. The building at 442 Waverly was demolished in 2010. The off-site component is comprised of immediately-surrounding properties. **Current Zoning and Uses:** The surrounding properties are zoned for commercial use. The properties are used for parking lots, commercial establishments, and a residential lot. **Past Use of the Site:** The M. Argueso and Co., Inc. purchased the on-site properties sometime between 1930s and 1960s and were used for wax refining and manufacturing. Wax manufacturing ceased in 2005, and the site (all 4 properties) was purchased by New Waverly Avenue Associates in 2006. **Site Geology and Hydrogeology:** The soils at the site include urban fill overlying sands. The fill was observed from 3.5 to 9 feet in thickness.

Groundwater is between 2.3 feet and 9 feet below the ground surface and flows generally northeast to northwest.

Site Environmental Assessment

Based upon investigations conducted at the on-site area (C360108), the primary contaminants of concern are petroleum, volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs). On-Site Soil - Soil samples did not contain levels exceeding 6 NYCRR Part 375 commercial use soil cleanup objectives (SCOs) on either property, but slightly exceed the SCOs for groundwater protection for the VOCs butylbenzene (12 ppm), sec-butylbenzene (11 ppm), tert-butylbenzene (5.9 ppm), and propylbenzene (3.9 ppm) with maximum values of 81 ppm, 99 ppm, 16 ppm, 68 ppm, respectively. Metals concentrations were below the commercial use SCOs. On-Site Groundwater - Contaminants impacting the on-site groundwater are VOCs. The groundwater monitoring wells are screened in the shallow and deeper portion of the sand aquifer. The deep groundwater contains higher levels of VOCs with a significant fraction of chlorinated VOCs. The primary groundwater contaminants of concern with their maximum values are tetrachloroethene (9,700 ppb), trichloroethene (730 ppb), cis-1,2 dichloroethene (780 ppb), and n-propylbenzene (280 ppb). The chlorinated solvent source appears to be the former loading dock area near monitoring well MW GZ-23. There was a former stormwater catch basin at the loading dock which may have acted as a migration pathway into the groundwater from spills during loading and unloading at the facility (former 442 Waverly building). A Fish and Wildlife Impact Analysis (FWIA) was not performed on-site due to the surrounding urban area and lack of potential receptors at or near the site. Off-Site Groundwater - Contaminants impacting the off-site groundwater are VOCs. The off-site groundwater monitoring wells OSMW-3 and OSMW-4 are located immediately upgradient of the site at 524 Waverly Avenue. The off-site wells have been monitored since 2012. The primary groundwater contaminants of concern with their maximum values are tetrachloroethene (3,400 ppb), trichloroethene (1,000 ppb), cis-1,2 dichloroethene (220 ppb), trans-1,2 dichloroethene (28 ppb), 1,2-dichloroethane (4.7 ppb), and benzene (45 ppb).

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former M. Argueso and Co., Inc
Site Code: C360108
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 441, 442, 501, 513 Waverly Avenue
City: Mamaroneck **Zip:** 10543
County: Westchester
Latitude: 40.949176412
Longitude: -73.743379552
Site Type:
Estimated Size: 1.036 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Soil Management Plan
Cover System
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: New Waverly Avenue Associates, LLC
Current Owner(s) Address: 566 Westchester Avenue
Rye Brook, NY, 10573

Site Document Repository

Name: Mamaroneck Public Library

Address: 136 Prospect Avenue
Mamaroneck, NY 10543
Name: NYSDEC Region 3
Address: 21 S. Putt Corners Road
New Paltz, NY 12561
Name: Mamaroneck Village Office
Address: Village Hall
123 Mamaroneck Avenue Mamaroneck, NY 10543

Site Description

Location: The Former M. Argueso and Co., Inc. site is located in an urban area at 441, 442, 501 and 513 Waverly Avenue, Mamaroneck, Westchester County. **Site Features:** The properties are located on opposite sides of Waverly Avenue. This site is approximately 1.0359 acres in size. The main site features were two buildings and parking areas. The building at 442 Waverly was demolished in 2010. **Current Zoning and Uses:** The properties are zoned for commercial use. Three of the four properties of the site, 441, 501 and 513 Waverly Avenue, were rented to a local business which installed telecommunications cable. The fourth property is used as a parking lot. The nearest residential property is directly adjacent to the site. Other residential properties are located within 400 feet of the site. **Past Use of the Site:** The M. Argueso and Co., Inc. purchased the properties sometime between 1930s and 1960s and were used for wax refining and manufacturing. Wax manufacturing ceased in 2005, and the site (all 4 properties) was purchased by New Waverly Avenue Associates in 2006. **Site Geology and Hydrogeology:** The soils at the site include urban fill overlying sands. The fill was observed from 3.5 to 9 feet in thickness. Groundwater is between 2.3 feet and 9 feet below the ground surface. The groundwater flow direction is generally northeast to northwest.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

tetrachloroethene (PCE)
tert-butylbenzene
n-propylbenzene
sec-butylbenzene
trichloroethene (TCE)

butylbenzene
cis-1,2-dichloroethene

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Site Environmental Assessment

Based upon investigations conducted, the primary contaminants of concern are petroleum, volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). Soil samples did not contain levels exceeding 6 NYCRR Part 375 Commercial use soil cleanup objectives (SCOs) on either property, but slightly exceed the SCOs for groundwater protection for the VOCs butylbenzene (12 ppm), sec-butylbenzene (11 ppm), tert-butylbenzene (5.9 ppm), and propylbenzene (3.9 ppm) with maximum values of 81 ppm, 99 ppm, 16 ppm, 68 ppm, respectively. Contaminants impacting the groundwater at this site are VOCs. The groundwater monitoring wells are screened in the shallow and deeper portion of the sand aquifer. The deep groundwater contains higher levels of VOCs with a significant fraction of chlorinated VOCs. The primary groundwater contaminants of concern with their maximum values are tetrachloroethene (9,700 ppb), trichloroethene (730 ppb), cis-1,2 dichloroethene (780 ppb), and n-propylbenzene (280 ppb). The chlorinated solvent source appears to be the former loading dock area near monitoring well MW GZ-23. There was a former stormwater catch basin at the loading dock which may have acted as a migration pathway into the groundwater from spills during loading and unloading at the facility (former 442 Waverly building). Metals concentrations were below the Commercial use SCOs. A Fish and Wildlife Impact Analysis (FWIA) was not performed due to the surrounding urban area and lack of potential receptors at or near the site.

Site Health Assessment

Contact with contaminated soil is unlikely as the site is covered by buildings and pavement. Contaminated groundwater at the site is not used for drinking or other purposes and the area is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for soil vapor intrusion to occur at the one on-site building and for any future on-site development. In addition, sampling indicates that elevated concentrations of site-related contaminants in groundwater at the site perimeter are present; therefore, soil vapor intrusion may be a concern for off-site buildings.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: 624 Fenimore Avenue
Site Code: 360045
Program: State Superfund Program
Classification: P *
EPA ID Number:

Location

DEC Region: 3
Address: 624 Fenimore Avenue
City: Mamaroneck **Zip:** 10543-
County: Westchester
Latitude: 40.950739686
Longitude: -73.743533069
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Current Owner Name: N/A
Current Owner(s) Address: 2 Pleasant Manor Dr
Thornwood, NY, 10594

Site Description

Location The site is located in an industrial area on the corner of Fenimore Ave. and Center Street.
Site Features On the site there is a single story metal and masonry block building which covers most of the site.
Past Use of the Site The last known use of the facility (as of 1993) was an automotive repair shop. The property was foreclosed upon. A tank removal and environmental assessment was performed at the site which revealed contaminated groundwater. However, it is not clear whether the contamination is site-related.

Site Environmental Assessment

Soils and groundwater at the site have been contaminated with volatile organic compounds and metals. An environmental assessment found contaminated groundwater in the monitoring wells and contaminated soil in unlined pits inside the facility. Groundwater contained TCE at up to 440 ppb and PCE at up to 510 ppb. Soil contained PCE at up to 1700 ppb, lead at up to 6200 ppm, and chromium at up to 700 ppm. However, it appears that groundwater is contaminated at the upgradient boundary of the site, suggesting an off-site source of solvent contamination.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

*** Class P Sites:** "DEC offers this information with the caution that it should not be used to form conclusions about site contamination beyond what is implied by the classification of this site, namely, that there is a potential for concern about site contamination. Information regarding a Class P site (potential Registry site) is by definition preliminary in nature and unverified because the DEC's investigation of the site is not yet complete. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

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**Department of
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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: ITT Sealectro
Site Code: 360027
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 3
Address: 139 Hoyt Street
City: Mamaroneck **Zip:** 10543
County: Westchester
Latitude: 40.95189704
Longitude: -73.73877806
Site Type:
Estimated Size: 0.92 Acres

Site Owner(s) and Operator(s)

Current Owner Name: 139 Hoyt Street Associates - Northbrook Realty
Current Owner(s) Address: 18 Glenn Street
White Plains, NY, 10603
Current Owner Name: SEAELECTRO CORPORATION
Current Owner(s) Address: 18 GLENN ST.
N. WHITE PLAINS, NY, 10603
Owner(s) during disposal: SEAELECTRO CORPORATION
Current On-Site Operator: Sealectro Corporation
Stated Operator(s) Address: 139 Hoyt Street
Mamaroneck, NY 10543

Hazardous Waste Disposal Period

From: 1960 **To:** 1986

Site Description

Location: The former ITT Sealectro site is located in an urban area at 139 Hoyt Avenue, in the Village of Mamaroneck, Westchester County. **Site Features:** The main feature on the 0.92 acre site is a single story building (approximately 20,000 square feet) which sits on a concrete slab. The rest of the

property consists of an asphalt parking lot and landscaped areas. Current Zoning and Land Use: The site is currently active as a retail store, and is zoned for manufacturing use (M-1), which allows certain commercial and industrial applications. The surrounding parcels are currently used for residential, commercial and industrial purposes. The nearest residential area is approximately 185 feet to the northwest. Past Use of the Site: From 1960 to 1990, ITT Sealelectro manufactured electronic parts and jewelry at the site. The company used machine oils and cleaning solvents in its manufacturing operations. Spent solvents, electroplating wastes, and fuel oil leaked from underground storage tanks (USTs) into underlying soils and groundwater. Site Geology and Hydrogeology: The site geology consists of three unconsolidated units that overlie gray granitic gneiss bedrock, which is located between 29 and 40 feet below ground surface. The uppermost unconsolidated deposit is composed of fill including fine to coarse grained sand and gravel with cinders and slag. The middle unit consists of inter-layered discontinuous lenses of sand, silt and clay. The unconsolidated deposit immediately atop bedrock consists of sand and gravel. The groundwater table occurs between 5 and 8 feet below the ground surface. There are two ground water zones: the shallow zone occurs in the sand, silt and clay unit, while the deep zone occurs in the sand and gravel unit. Groundwater flows to the north in both zones. There is an upward hydraulic gradient from the deep zone to the shallow zone.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

perchloroethane
 1,1,2-trichloroethylene
 chloroethylene
 trichloroethene (TCE)
 1,2-dichloroethane
 1,1,1-trichloroethane
 1,1-dichloroethane
 ELECTROPLATING WASTES (METALS, CYANIDES AND
 ethyldene dichloride
 {IGNITABLE (D001), REACTIVE (D003),

Site Environmental Assessment

Nature and Extent of Contamination: Prior to Remediation: Based on investigations conducted to date, the primary contaminants of concern are volatile organic compounds (VOCs) including 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), trichloroethene (TCE), 1,2-dichloroethene (1,2-DCE), 1,1-dichloroethene (1,1-DCE), 1,1-dichloroethane (1,1-DCA), 1,2-dichloroethane (1,2-DCA), toluene, xylene, benzene and vinyl chloride. Soil- PCE, TCE, TCA, 1,2-DCE, 1,1-DCE, 1,2-DCA, xylene and toluene were found in subsurface soils. The maximum total VOC concentration was 8,200 ppm. Groundwater- The groundwater was also impacted by PCE, TCA, TCE, 1,2-DCE, 1,1-DCE, 1,1-DCA, benzene and vinyl chloride. Maximum concentrations were 1,600 ppb (PCE), 75 ppb (TCE), 610 ppb (TCA), 300 ppb (1,1-DCA), 77 ppb (1,2-DCE), 670 ppb (1,1-DCE), 200 ppb (vinyl chloride), and 29

ppb (benzene). Soil Vapor and Indoor Air- Soil vapor (parking lot) was found to be impacted by TCE, TCA and PCE. Maximum concentrations were 4,500 ug/m³ (TCE), 1,100 ug/m³ (TCA), and 520 ug/m³ (PCE). Subslab soil vapor had maximum concentrations of 24,000 ug/m³ (TCE), 2,700 ug/m³ (TCA), and 11,000 ug/m³ (PCE). Indoor air had maximum concentrations of 91 ug/m³ (TCE), 19 ug/m³ (TCA), and 140 ug/m³ (PCE). Post-Remediation: Remediation (soil and UST removal) is complete. The operation of the groundwater extraction and treatment system at the former location of the solvent underground storage tanks continues. A subslab depressurization system was installed in the on-site building in December 2013.

Site Health Assessment

Since some contaminated soils remain at the site below concrete or clean backfill, people will not come in contact with contaminated soils unless they dig below the surface materials. Groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Soil vapor intrusion sampling identified impacts in indoor air quality. This impact is limited to one on-site building and represents a health concern.

For more Information: E-mail Us

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Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0304697

Spill Date/Time

Spill Date: 08/02/2003 Spill Time: 03:30:00 PM

Call Received Date: 08/04/2003 Call Received Time: 09:16:00 AM

Location

Spill Name: MURPHY BROTHERS CONTRACTI

Address: 416 WAVERLY RD

City: MAMARONECK County: Westchester

Spill Description

Material Spilled	Amount Spilled	Resource Affected
Material not identified	N/A	

Cause: Tank Test Failure

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 03/29/2004

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

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Department of
Environmental
Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0304698

Spill Date/Time

Spill Date: 08/01/2003 Spill Time: 04:30:00 PM

Call Received Date: 08/04/2003 Call Received Time: 09:24:00 AM

Location

Spill Name: MURPHY BROTHERS CONTRACTI

Address: 416 WAVERLY RD

City: MAMARONECK County: Westchester

Spill Description

Material Spilled **Amount Spilled** **Resource Affected**

Material not identified N/A

Cause: Tank Test Failure

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 03/29/2004

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

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