



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

The Huguenot

381-393 Huguenot Street
New Rochelle, NY 10801

Site No. C360157

NYSDEC Region 3

October 2018

Report Recommends Cleanup of Brownfield Site; Remedy Proposed for Site Contamination; Public Comment Period Announced

Where to Find Information:
Project documents are available at the following location(s) to help the public stay informed.

New Rochelle Public Library

One Library Plaza
New Rochelle, NY 10801
(914) 813-3749

Who to Contact:

Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

Daniel Lanners, Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9662
daniel.lanners@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil NYSDOH
Empire State Plaza Corning Tower,
Rm 1787 Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report and Remedial Work Plan for the Huguenot site ("site") located at 381-393 Huguenot Street, New Rochelle, Westchester County. The public is invited to comment on the proposed remedy being reviewed by the NYSDEC to address contamination related to the site. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **October 3** through **November 17, 2018**. The proposed plan is available for public review 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.

Draft Remedial Work Plan: The proposed Restricted-Residential Use remedy consists of:

- Excavation and off-site disposal of contaminated soil to varying depths to a maximum depth of approximately 11 feet below grade across much of the site;
- Removing and disposing of any former fuel oil and gasoline underground storage tanks (USTs) encountered;
- Collecting and analyzing end-point soil samples;
- Importing clean material that meets established soil cleanup objectives for use as backfill;
- Installation of a vapor barrier and passive vapor mitigation system beneath the cellar-portion of the planned building;
- Installation of a cover system, including building slabs and asphalt, and two feet of clean fill on exposed soils not covered by components of the property development;
- Implementation of a long-term monitoring program to monitor natural attenuation of site groundwater;

BROWNFIELD CLEANUP PROGRAM

- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) will also be required for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by 381-383 Huguenot LLC (“applicant(s)”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted prior to the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site comprises 0.39 acres and is bordered on the east by Huguenot Street, to the south by a three-story apartment building, to the west by an office building/ warehouse, and to the north by a vacant store with a residential unit above. The property currently maintains two structures: an irregular-shaped one-story building on the south side of the site that is currently used for office and storage space; a two-story structure on the north side of the site that houses a church ministry, with residential units above and a hydraulic repair business in the basement; and open space for parking in between. Former uses of the property include a gas station and car wash facility on the southern portion of the site; dry cleaning services and small-scale manufacturing on the northern portion of the site; and a residential dwelling on the central portion of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the Site ID, C360157) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern found in site groundwater include petroleum-related volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals. The primary contaminants of concern found in site soils include petroleum-related SVOCs and metals. The petroleum-related compounds in site soil and groundwater, are found primarily in the former UST areas, while metals are more widespread across the site.

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:

<http://www.dec.ny.gov/chemical/8450.html>

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 E-Mail

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 e-mail listservs available at the following web page:

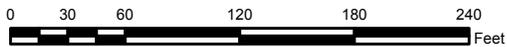
www.dec.ny.gov/chemical/61092.html

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.



SCALE: 1:1,200



TITLE		SITE BASE MAP		Figure No.
				01
PROJECT		381-393 Huguenot Street New Rochelle, New York		Project No.
				2015-188
	DESIGN	WF	1-19-2017	
	CHECK			
	REVIEW			