



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Garden Street Apartments
11 Garden Street
New Rochelle, NY 10801

October 2019

SITE No. C360188
NYSDEC REGION 3

Where to Find Information:

Project documents are available at these location(s) to help the public stay informed.

New Rochelle Public Library
1 Library Plaza
New Rochelle, NY 10801
(914) 632-7878

Who to Contact:

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

Project-Related Questions
Michael Kilmer, Project Manager
NYSDEC
21 S. Putt Corners Rd
New Paltz, NY 12561
(845) 633-5463
michael.kilmer@dec.ny.gov

Project-Related Health Questions
Steve Berninger
NYSDOH
Empire State Plaza – Corning Tower
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

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

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Garden Street Apartments site ("site") located at 11 Garden Street, New Rochelle, Westchester County. 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."

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by G&G Garden Street LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **October 31** through **November 30, 2019**. 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected semi-volatile organic compounds (SVOCs), and metals in soil, and volatile organic compounds (VOCs) in soil vapor on-site.

Key components of the investigation work include:

- Installing and sampling soil borings to identify possible on-site sources of contamination and delineating the extent of historic fill across the site that exceeds the unrestricted soil cleanup objectives (USCOs);
- Collecting soil vapor samples to evaluate the potential for soil vapor intrusion;
- Installing and sampling groundwater wells to determine the nature and extent of on-site groundwater impact and the potential for off-site impacts;
- Completion of a geophysical and ground penetrating radar (GPR) survey to identify potential subgrade building foundations/remnants, former drainage structures and/or former underground storage tanks (UST) or tank graves.

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Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented. When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description: The site is 0.902 acres and is bordered on the north by Garden Street and on the south by the Metro-North railroad. The site was historically developed with applications ranging from blacksmithing to auto repair, baking, woodworking, and residences. Between 1996 and 2003, the remaining structures were demolished, and the site has been used as a municipal parking lot since then.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C360188) at:

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

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 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 at:

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.

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Site Location Map

