



FACT SHEET Environmental Restoration Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Davids Island
DEC Site #: E360077
Address: Davids Island
New Rochelle, NY 10801

Have questions? See "Who to Contact" Below

Remedy Proposed for Davids Island Site; Public Comment Period and Public Meeting Announced

Public Meeting, Wednesday, 1/13/2016 at 7:00 PM
Snow/Inclement Weather, Thursday, 1/14/2016 at 7:00 PM
City Hall, 515 North Avenue, New Rochelle, NY 10801
NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Davids Island site ("site") located at Davids Island, 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 below under "Where to Find Information."

How to Comment

NYSDEC is accepting written comments about the proposed remedial action plan for 45 days, from December 11, 2015 through January 29, 2016. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Proposed Remedy: Soil Cleanup to Commercial Levels and Sediment Removal (up to two feet) and Soil/Sediment Consolidation with Capping and Barrier Wall Remedy.

The proposed remedy will achieve commercial cleanup levels. These conditions are based on soil cleanup objectives established by the NYSDEC for restricted use of a site or site-specific background values. The intended use of the site, as proposed by the City of New Rochelle and Westchester County, is passive recreational use (e.g., hiking trails), which is considered a "commercial" use by the NYSDEC.

The proposed remedy will address on-site contamination, and off-site sediment contamination identified in shoreline areas of Davids Island near the southern and select eastern portions of the site. It is estimated it will cost \$21 million to implement the remedy. The City and County State Assistance Contract with the NYSDEC allows for reimbursement to the City and County by the State of up to 90% of on-site investigation costs, 100% off-site (sediments) up to \$1,254,940.

The remedy proposed for the site includes:

- On-site soils outside of wetland/adjacent areas which exceed commercial use soil cleanup objectives (SCOs) for metals, pesticides, and SVOCs (PAHs), will be consolidated in 2 1/2 acre area with a 2 foot soil cover.
- Barrier wall on the southern end of the island, outside the wetland adjacent area.
- Excavation and on-site consolidation of approximately 17,500 cubic yards of soil from discrete areas totaling approximately 11 acres across the site to an approximate depth of one foot.
- Sediment Removal (excavation or dredging), restoration, and on-site consolidation of sediments from the three southern shoreline areas (up to two feet) and an area along the southeastern shoreline of the island (up to six inches).
- Site cover consisting either of structures such as buildings, pavement, sidewalks that are a part of the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the SCOs, will be required to allow for commercial, or passive recreational use of the site.
- Environmental Easement on approximately 70 acres of land above the mean high water line will be placed on the property by the City and/or County or any future owner(s), lessees, or developer.
- Prepare and submit to the NYSDEC a periodic certification of institutional and engineering controls.
- Allow the property to be used for commercial, and industrial uses which allows a passive recreational use.
- Restricts the use of groundwater that contains analytes above the SCGs provided in Part 5 of the New York State Sanitary Code (10NYCRR Part 5) as a source of potable or process water.
- Compliance with the NYSDEC approved Site Management Plan.
- Site Management Plan will be developed, which includes details for maintaining the 2 foot clean soil cover in the consolidation area, further investigation and remediation should additional areas of contamination be discovered in the future, such as during redevelopment activities, submitting periodic review reports, and monitoring restoration areas.

Summary of the Investigation:

The City and County undertook a Site Investigation (SI) to evaluate the nature and extent of contamination on the Island and to identify potential threats to public health and the environment. The initial phase of investigation was conducted in 2007. Activities performed included the collection and analysis of surface soil samples, subsurface soil samples, and groundwater samples. The groundwater samples did not contain concentrations of contaminants above the applicable NYSDEC criteria as reported in Fact Sheet No. 2 dated 2008. Results of the surface and subsurface soil sample analyses indicate that the surface soil primarily contains concentrations of individual PAHs, pesticides, PCBs, and individual metals above the NYSDEC soil cleanup objectives (SCOs). PAHs consist of a group of chemical compounds often formed by the incomplete combustion of carbon-containing fuels such as wood, coal, diesel, fat, or tobacco. Some PAHs are known or suspected cancer-causing substances (i.e., carcinogens). PCBs consist of a group of toxic, persistent chemicals used in transformers and capacitors for insulating purposes. The review of the results of

the initial phase of investigation indicated the need for additional site investigation to further evaluate the extent of surface and subsurface soil contamination at the site. No further investigation of groundwater appears to be necessary at that time. The second phase of site field investigation was completed in January 2008. A third phase consisting of off-shore sediment sampling, tidal wetlands delineation, a Fish and Wildlife Impact Analysis, a weather conditions study, and excavation of additional test pits was initiated in April 2008. The tidal wetlands study, Fish and Wildlife Impact Analysis and weather conditions study was finished in 2009.

The investigation also identified two petroleum storage tanks and four PCB areas at the site. These tanks were removed in 2009, and 240 cubic yards of PCB contaminated soils were excavated and transported off-site in 2010 for proper disposal in accordance with applicable regulations as an “interim remedial measure” (IRM) by US Army Corps of Engineers on behalf of the US Department of Defense. An IRM is an action conducted at a site when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. An after action report documenting the IRMs, referred to as a Construction Completion Reports, are available at the document repositories.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “analysis of alternatives” submitted under New York’s Environmental Restoration Program by the City and the County.

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a “Record of Decision” that will explain why the remedy was selected and respond to public comments. This document will be made available to the public (see “Where to Find Information” below).

After NYSDEC issues the Record of Decision, the municipality can choose to submit for review and approval a plan to perform the cleanup action, called a “Remedial Design or Remedial Design Work Plan”. The approved Remedial Design would include the necessary details for implementing the remedy. Once the Remedial Design is approved by the NYSDEC, the municipality would implement the remedy. When the remediation of the site has been completed to NYSDEC’s satisfaction, NYSDEC would issue a document called a “Certificate of Completion”. This document would release the municipality from liability related to contamination at the site and would allow the site to be re-used.

If the municipality elects not to enter into an agreement with the NYSDEC to implement the remedy, an institutional control, such as an environmental easement or environmental notice, would be placed on the property. The institutional control would place restrictions on the use of the property. If NYSDEC determines that the municipality has met the requirements of their agreement with the NYSDEC, then NYSDEC would issue a document to the municipality called a “Satisfactory Completion of Project letter”. This document would release the municipality from liability related to contamination present at the site.

NYSDEC and/or the municipality will keep the public informed as the project is conducted and completed.

Background

Location: The Davids Island site is an island, inaccessible from the shore, located in Long Island Sound about 0.6 miles off the coast from the City of New Rochelle, Westchester County.

Site Features: The total area of Davids Island to the mean high water line is 77.8 acres. However, 4.2 acres are owned by Consolidated Edison, Co. and are not subject to the ERP. The total area of the ERP site is approximately 73.6 acres. The site includes surficial infrastructure (e.g., roadways, sea walls, mortar batteries, remnants of building foundations) related to the former military base, Fort Slocum. All buildings (housing, offices, etc.), have been demolished, with their foundations remaining. The off-site portions include shore line areas below mean high water line, tidal-wetland areas, and lands underwater (sediment).

Current Zoning and Land Use: The site is currently vacant, and zoned (PWD-8) Planned Waterfront Development which allows residential or commercial redevelopment up to 8-stories high. However the City of New Rochelle has indicated their intent to develop the Island for passive recreational use, including walking trails with historical and environmental signage. The southwestern portion of the site contains an easement by Consolidated Edison, Co. for access to their utility corridor. The nearest residential area is the community of Davenport Neck on the mainland to the northwest.

Past Use of the Site: The US Department of Defense (DOD) had ownership of the island for 100 years from 1867 to 1967 before it was sold to the City of New Rochelle for redevelopment. Until 1965 the site was home to Fort Slocum, which served as an artillery post, general recruiting depot, hospital, a training post, staging area, and rehabilitation center. Portions of the site are known to have been used for the following, which may have resulted in contamination: storage of transformers/empty transformer casings containing polychlorinated biphenyls (PCBs); above ground and underground petroleum storage near Building No. 40 on the western side and Building No. 61 on the eastern side; sewage treatment on the northern side of the site; an incinerator located in the southern side; and landfill activities located around the outer parts of the island but mostly within the southern half of the island.

Site Geology and Hydrogeology: Fill was used to create much of the island surface, but the island does include glacial till in the subsurface. It consists of sand, silt, gravel mixed with varying concentrations of construction debris (bricks, concrete, wood, etc.), coal ash, cinders, and coal fragments. Bedrock is relatively shallow (less than 20 feet below ground surface (bgs)) and there are outcrops in a number of locations within the southern portion of the site. There is no overburden groundwater, with the exception of perched water in limited areas at depths ranging from five to seven feet bgs after rain or snow events, and for the most part groundwater drains radially into Long Island Sound. This brackish groundwater, a mixture of intruding saltwater and draining fresh groundwater, is found within areas closest to the shoreline that are tidally influenced. Tidally influenced groundwater varies from 1 ½ to 7 feet bgs. Bedrock groundwater was not investigated.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=E360077>

Environmental Restoration Program: New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipality owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the ERP, visit: <http://www.dec.ny.gov/chemical/8444.html>

FOR MORE INFORMATION

Where to Find Information

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

The New Rochelle Public Library Attn: Barbara Davis 1 Library Plaza New Rochelle, NY 10801 Phone: (914) 632-7878	Department of Public Works City Hall 515 North Avenue New Rochelle, NY 10801 Attn: James Moran Phone: (914) 654-2134	NYSDEC Region 3 Office 21 South Putt Corners Road New Paltz, NY 12561 Phone: (845) 256-3154 Please call for appointment
--	---	---

Who to Contact

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

Project Related Questions

Mr. Matthew Hubicki
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9662
matthew.hubicki@dec.ny.gov

Site-Related Health Questions

Mr. Christopher Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

Project Development Questions

Mr. James Moran
Deputy Commissioner/City Engineer
Department of Public Works
City Hall, 515 North Avenue
New Rochelle, NY 10801
(914) 654-2134

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.

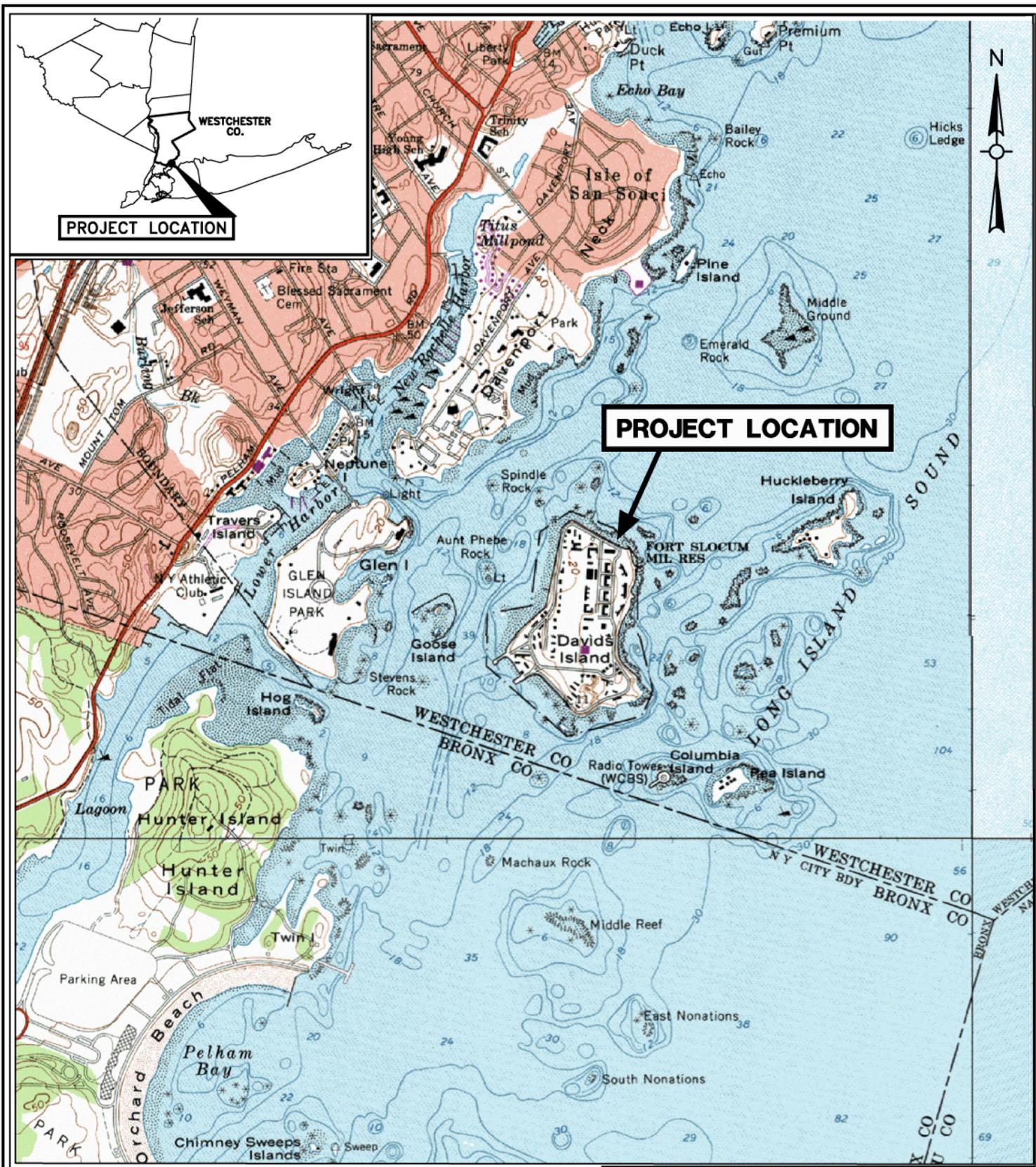
Receive Site Fact Sheets by Email

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 available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



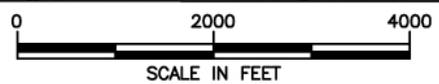
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



PROJECT LOCATION

PROJECT LOCATION



SCALE IN FEET



City of New Rochelle

David's Island
New Rochelle, NY

Figure 1
Project Location Map



TETRA TECH EC, INC.

Source:
USGS 7.5 Minute Series Topographic Maps: Mount Vernon, NY, 1966, photorevised 1979, Sea Cliff, NY, 1968, photorevised 1979, Mamaronock, NY-CT, 1967, photoinspected 1975, and Flushing NY, 1966, photorevised 1979