



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Schmuckler's Dry Cleaners  
358-364 North Avenue  
New Rochelle, NY

**SITE No. C360088**  
**NYSDEC REGION 3**

**August 2018**

### Where to Find Information:

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

**New Rochelle Public Library**  
1 Liberty Plaza  
New Rochelle, NY 10801  
Call for hours: (914) 632-7878

**NYSDEC, Region 3 Office**  
21 South Putt Corners Road  
New Paltz, NY 12561  
Call in advance: (845) 256-3033

### Who to Contact:

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

**Project Related Questions**  
Kiera Thompson, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12237  
(518) 402-9662  
[kiera.thompson@dec.ny.gov](mailto:kiera.thompson@dec.ny.gov)

**Site-Related Health questions:**  
Melissa Doroski, Public Health Specialist  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[bee@health.state.ny.us](mailto:bee@health.state.ny.us)

**For more information about New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Environmental Cleanup Underway at Brownfield Site

Action that will address contamination related to the Schmuckler's Dry Cleaners ("site") located at 358-364 North Avenue, New Rochelle, Westchester County, is underway. Please see the map for the site location. The cleanup activities will be performed with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan. The approved RWP and NYSDEC's July 2018 Decision Document related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

**Highlights of the Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

**Enhanced Bioremediation:** The groundwater is being treated by injecting amendments into the subsurface to break down site contaminants, and nutrients which will encourage bacterial growth. Follow up injections in five basement injection wells may be required.

**Site Cover:** To prevent exposure to contaminated soil/fill remaining at the site, a site-wide cover system, comprised of a combination of the on-site building, concrete, and asphalt is required. Exposed soils in the backyard of the site building have been covered with a concrete paver system.

**NAPL Collection:** In order to remove and prevent the migration of contamination in groundwater, a non-aqueous phase liquid (NAPL) will continuously be collected and recovered from wells approximately 10 – 12 feet below ground surface.

**Institutional Controls:** An environmental easement has been implemented at the site which restricts land use to restricted residential use, restricts groundwater use, and requires compliance with a NYSDEC approved Site Management Plan.

**Site Management Plan:** A Site Management Plan is required which manages the remaining contamination at the site and provides a plan for certification of the institutional and engineering controls.

**Interim Remedial Measure (IRM):** A soil vapor mitigation system was installed under the poured concrete slab of the on-site building's basement. The system is a combination sub-slab depressurization system (SSDS) and a soil vapor extraction (SVE) system which mitigates the potential for soil vapor intrusion and remediates the contaminated groundwater and soil vapor. The installation and testing of the IRM SVE/SSDS system began in 2008 with final approval granted in 2013. The system continues to operate at the site and is required to be maintained and effective.

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**Next Steps:** After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

**Site Description:** The Schmuckler's Dry Cleaners site is located in an urban area located at 258-364 North Avenue in New Rochelle, Westchester County. The site is 0.21 acres, most of which is covered by a two-story row building with a full basement. In addition to the former dry cleaners historically located on the first floor, the site also includes an enclosed backyard area to the immediate west of the building. The backyard formerly featured a lawn, but now includes concrete pavers, elevated planting beds, a concrete pad, and a paved walkway.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C360088) at:

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

**Brownfield Cleanup Program Overview:** 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 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>

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*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.*

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## 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](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 have already signed up and received this fact sheet electronically.

# BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

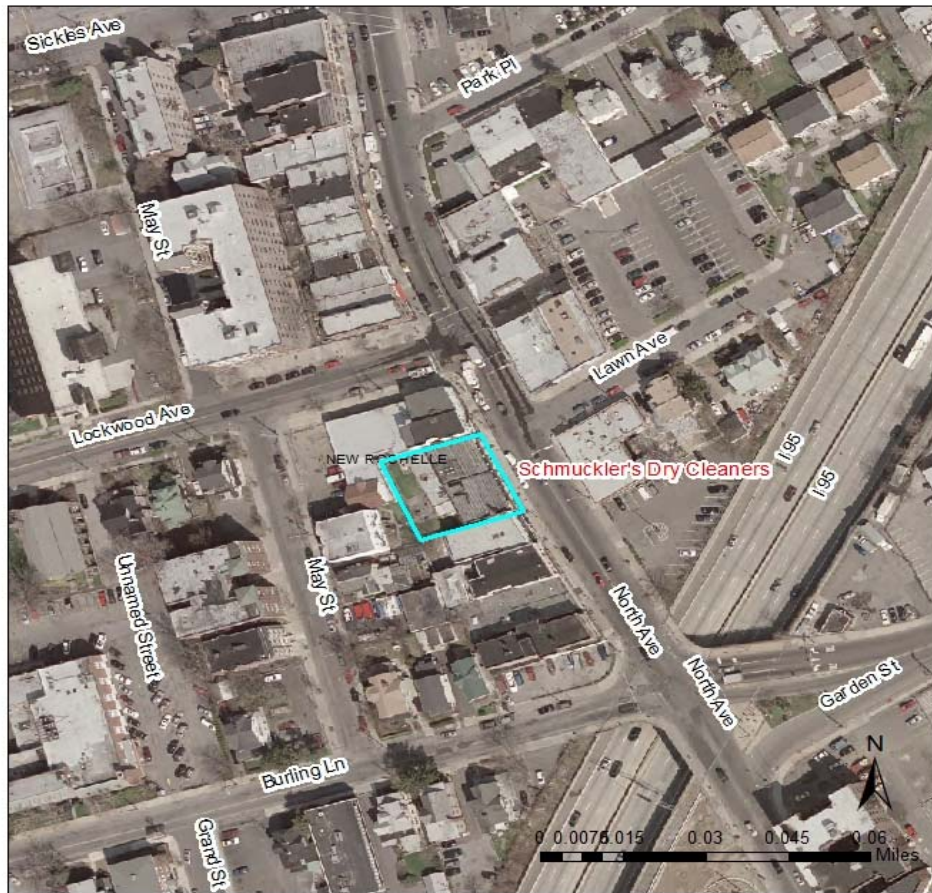


Figure 1: Schmuckler's Dry Cleaners Location

