



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Church-Division St, Tower A  
26 South Division Street  
New Rochelle, NY 10805

September 2019

SITE No. C360187  
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**

One 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](mailto:michael.kilmer@dec.ny.gov)

#### **Project-Related Health Questions**

Mark Sergott  
NYSDOH  
Empire State Plaza – Corning Tower  
Albany, NY 12237  
(518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

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)

## Interim Remedial Measure Proposed Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at the Church-Division St, Tower A ("site") located at 26 South Division St, New Rochelle Westchester County. Please see the map for the site location. Documents related to the cleanup of this site including the draft Interim Remedial Measure Work Plan can be found at the location(s) identified to the left under "Where to Find Information." NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in October 2019 and last about four months. The activities will be performed by RXR Church-Division Tower A Holdings LLC ("applicant") with oversight provided by NYSDEC.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 30 days, from **September 18** through **October 18, 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.

**Draft Interim Remedial Measure (IRM) Work Plan:** An IRM is a cleanup activity that may be performed 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.

The draft IRM work plan describes proposed cleanup activities that include:

- Installation of sheeting to approximately 30 feet to support the soil excavation
- Excavating and disposing off-site contaminated soil to bedrock, which is about 17 to 22 feet below surface grade across the site;
- The removal of any underground storage tanks (USTs) that may be encountered;
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill, and;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

# BROWNFIELD CLEANUP PROGRAM

**Site Description:** The site is 0.992-acres and is bordered on the west by South Division St and on the east by Church St. The site was previously home to a garage with tire repairs and a series of upholsterers between 1892 and 1951. The most recent use was as a parking garage from 1972-2018. The parking garage has since been demolished, and the site is currently vacant.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C360187) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are metals and pesticides, which are present site-wide in soil. Chlorinated volatile organic compounds are also of concern in the soil vapor, but an on-site soil or groundwater source has not been identified. The remedial investigation is still underway and expected to be finished in the next few months.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of 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 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 already have signed up and received this fact sheet electronically.

# BROWNFIELD CLEANUP PROGRAM

Site Location Map



Map Source:  
giswww.westchestergov.com (GIS database)

**LEGEND**

- BCP PROJECT BOUNDARY TOWER A
- LOT BOUNDARY

Parcel Address	Section No.	Block No.	Lot No.	Acreage	Zoning
26 Division Street South	8	214	Portion of lot 8	0.992	DC-2



440 Park Avenue South, New York, NY 10016

26 South Division Street  
New Rochelle, New York

TAX MAP FOR PROJECT PARCELS - TOWER A

DATE  
1/11/2019

PROJECT NO.  
170295

FIGURE  
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