



# FACT SHEET

## Brownfield Cleanup Program

Garden St Apartments  
11 Garden Street  
New Rochelle, NY 10801

**SITE No. C360188**  
NYSDEC REGION 3

December 2020

### Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360188/>  
and at these location(s):

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

*(\*Repositories may be temporarily  
unavailable due to COVID-19 precautions.  
If you cannot access the online repository,  
please contact the NYSDEC project).*

### Who to Contact

Comments and questions are 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**

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

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Garden St Apartments site ("site") located at 11 Garden Street, New Rochelle, Westchester county. Please see the map for the site location. The cleanup activities will be performed by G&G Garden Street LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) is protective of public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360188/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in January 2021 and last about 3 months.

**Highlights of the Upcoming 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:

- Excavation and off-site disposal of soils across the site exceeding Unrestricted Use soil cleanup objectives;
- Removing any encountered Underground Storage Tanks (USTs) and associated piping;
- Collection of post-remediation soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill; and
- Post-remedial soil vapor intrusion evaluation;

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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**Next Steps:** After the applicant 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. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

**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. The site will be redeveloped as affordable housing.

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:

<https://www.dec.ny.gov/cfm/extentaps/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 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:

<https://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.*

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

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

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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## Site Location

