



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Garden St Apartments
11 Garden Street
New Rochelle, NY 10801

SITE No. C360188
NYSDEC REGION 3

October 2021

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/limited hours due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.)*

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

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

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Garden Street Apartments site ("site") located at 11 Garden Street, New Rochelle, Westchester County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by G&G Garden Street LLC and Highgarden Tower LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360188/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of approximately 15,600 cubic yards of contaminated soil that exceeded unrestricted use soil cleanup objectives;
- Removal and proper disposal of one 500-gallon underground storage tank.
- Installation of a sub-slab depressurization system to mitigate potential vapor intrusion to the on-site structure;
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting; and

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- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicants would be able to redevelop the site after receiving a COC. In addition, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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 had a wide range of historic uses including blacksmithing, auto repair, baking, woodworking, and residential. Between 1996 and 2003 all remaining structures were demolished. Since 2003, the site had been used as a municipal parking lot. A multi-story residential building is currently being constructed at the site.

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included metals and polycyclic aromatic hydrocarbons (PAHs) in soil; and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use. Residual contamination in the soil vapor is being managed under a Site Management Plan.

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/cfmx/extapps/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:

<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

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



Site Location Map

Garden St Apartments
City of New Rochelle, Westchester County
Site No. C360188

0 65 130
Feet