

# DECISION DOCUMENT

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10 Commerce Drive Rail Yard  
Brownfield Cleanup Program  
New Rochelle, Westchester County  
Site No. C360192  
November 2021



**Department of  
Environmental  
Conservation**

Prepared by  
Division of Environmental Remediation  
New York State Department of Environmental Conservation

# **DECLARATION STATEMENT - DECISION DOCUMENT**

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10 Commerce Drive Rail Yard  
Brownfield Cleanup Program  
New Rochelle, Westchester County  
Site No. C360192  
November 2021

## **Statement of Purpose and Basis**

This document presents the remedy for the 10 Commerce Drive Rail Yard site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the 10 Commerce Drive Rail Yard site and the public's input to the proposed remedy presented by the Department.

## **Description of Selected Remedy**

During the investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the above referenced site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or alternatives analysis (AA). The IRM(s) undertaken at this site are discussed in Section 6.2.

Based on the implementation of the IRM(s), the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment; therefore No Further Action is the selected remedy. The remedy may include continued operation of a remedial system if one was installed during the IRM and the implementation of any prescribed institutional controls/engineering controls (ICs/ECs) that have been identified as being part of the proposed remedy for the site.

## **Declaration**

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

11/10/2021

Date



Janet Brown, Director  
Remedial Bureau C

# DECISION DOCUMENT

10 Commerce Drive Rail Yard  
New Rochelle, Westchester County  
Site No. C360192  
November 2021

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## **SECTION 1: SUMMARY AND PURPOSE**

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site resulted in threats to public health and the environment that were addressed by actions known as interim remedial measures (IRMs), which were undertaken at the site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or alternative analysis (AA). The IRMs undertaken at this site are discussed in Section 6.2.

Based on the implementation of the IRM(s), the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment. The IRM(s) conducted at the site attained the remediation objectives identified for this site, which are presented in Section 6.5, for the protection of public health and the environment. No Further Action is the selected remedy. A No Further Action remedy may include continued operation of any remedial system installed during the IRM and the implementation of any prescribed controls that have been identified as being part of the remedy for the site. This DD identifies the IRM(s) conducted and discusses the basis for No Further Action.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

## **SECTION 2: CITIZEN PARTICIPATION**

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made

available for review by the public at the following document repositories:

On-line repository: <https://www.dec.ny.gov/data/DecDocs/C360192> and

New Rochelle Public Library  
Attn: Tom Geoffino  
1 Library Plaza  
New Rochelle, NY 10801  
Phone: (914) 632-7878

### **Receive Site Citizen Participation Information By Email**

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

### **SECTION 3: SITE DESCRIPTION AND HISTORY**

**Location:** The 10 Commerce Drive Rail Yard site is an approximately one-acre site located at 10 Commerce Drive in a commercial area of New Rochelle in Westchester County. The site is bounded to the north by Renewal Place and to the east, south and west by commercial properties and associated asphalt parking areas. Echo Bay and its associated tributaries are approximately 0.5 miles east of the site.

**Site Features:** The two-story vacant building, including the floor slab, which existed on the site was demolished in late 2019 and early 2020 and the debris was removed from the site. As of 2021, the site is being redeveloped as a multi-story residential building. The new building footprint covers the entire site, and there is no exposed soil on the site.

**Current Zoning and Land Use:** The site is zoned as Downtown Overlay Zone (DOZ) which allows for mixed residential and commercial uses. The surrounding area is predominantly commercial.

**Past Use of Site:** In 1896, the northern and western portions of the site were occupied by the New York, New Haven and Hartford (NYNH&H) Railroad Company. In 1931, Rosa Coal & Oil Company was operating in the central and southern portions of the site until 1951. It appears that sometime in mid-1960, the structures associated with NYNH&H Railroad Company and Rosa Coal & Oil Company were demolished. The site remained vacant until a two-story building was constructed on site in or about 1981-1982. Before the two-story building was demolished between 2019 and 2020, an electronic manufacturer occupied a portion of the building between 1992 and 2003.

Site Geology and Hydrology: The subsurface underlying the site consists of a layer of fill material overlying dense native fine-grained sandy soil with some clay and trace amounts of fine gravel. The fill extended from ground surface to approximately 4 to 9 feet below ground surface (bgs) and is composed of brown, medium to fine sand with some silt, gravel, brick, concrete, wood and ash. Groundwater was encountered at depths ranging from 2 to 9 feet bgs. Bedrock was encountered at about 18 feet bgs and consisted of granite. Groundwater flows south-southeast.

A site location map is attached as Figure 1.

#### **SECTION 4: LAND USE AND PHYSICAL SETTING**

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative which allows for unrestricted use of the site was evaluated.

A comparison of the results of the investigation against unrestricted use standards, criteria and guidance values (SCGs) for the site contaminants is available in the Remedial Investigation (RI) Report.

#### **SECTION 5: ENFORCEMENT STATUS**

The Applicant(s) under the Brownfield Cleanup Agreement is a/are Volunteer(s). The Applicant(s) does/do not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

#### **SECTION 6: SITE CONTAMINATION**

##### **6.1: Summary of the Remedial Investigation**

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in

the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- sub-slab vapor

### **6.1.1: Standards, Criteria, and Guidance (SCGs)**

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

### **6.1.2: RI Results**

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

arsenic	acetone
chromium	ethanol
lead	benzene
xylene (mixed)	toluene
phenol	tetrachloroethene (PCE)
benzo(a)pyrene	ethylbenzene
manganese	dichloroethene (cis-1,2-)
phenol	1,1,2-trichloroethylene
nickel	carbon tetrachloride
alpha-BHC	methylene chloride

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media and areas of the site required remediation. These media were addressed by the IRM(s) described in Section 6.2. More complete information can be found in the RI Report and the IRM Construction Completion Report.

## **6.2: Interim Remedial Measures**

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

The following IRM(s) has/have been completed at this site based on conditions observed during the RI.

### **Soil Removal IRM**

The IRM was implemented between August 2020 and February 2021. The IRM consisted of excavating soils contained within the support of excavation (SOE) which exceeded unrestricted soil cleanup objectives (SCOs). The SOE consisted of installing soldier piles and timber lagging boards along the side walls of the entire site for structural stability of the excavation and to prevent impacts to structures on adjacent properties. The SOE served as the support for the excavation of the on-site contaminated soil. The SOE also defines the boundary of the site. During the excavation five underground storage tanks (USTs) were discovered. The USTs were cleaned and recycled. The impacted soil observed adjacent to the USTs was excavated and disposed off-site. Approximately 25,700 tons of soil and other material was excavated from the entire horizontal extent of the site and disposed off-site. The excavation depth varied between 6 feet and 18 feet bgs. Analysis of confirmation samples from the bottom of the UST excavation pits and IRM soil excavation were collected and were found to meet unrestricted use SCOs. Approximately 670 cubic yards of soil generated on-site, that met unrestricted use soil cleanup objectives (SCOs), was placed beneath the foundation. Additionally, 4,700 tons of virgin coarse aggregate was imported and placed beneath the foundation. Erosion controls as well as a community air monitoring program were implemented. The dewatered wastewater from the excavation was collected and treated on-site, and a small portion of it was also sent off-site for disposal prior to the installation of the treatment system.

## **6.3: Summary of Environmental Assessment**

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

**Nature and Extent of Contamination:** The site contamination resulted from the use of waste generated from railroad operation (e.g. railroad ties) to fill the site. There is no indication that the contamination for any media extends off-site.

**Soil:** Remedial Investigation of the site soil was performed in April 2020, prior to a soil removal IRM. A total of 12 soil borings and 7 test pits were installed to a depth of 6 to 17 feet bgs and 49 samples were collected. Samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), inorganics (metals), polychlorinated biphenyls (PCBs), pesticides and polyfluoroalkyl substances (PFAS).

Confirmation soil samples collected following the soil removal IRM did not reveal exceedances of unrestricted SCOs for VOCs, SVOCs, pesticides, PCBs and inorganics. PFOA and PFOS concentrations were also below the applicable screening values of 0.66 and 0.88 parts per million (ppm), respectively. Approximately 670 cubic yards of soil generated on-site, that met unrestricted use SCOs, was placed beneath the foundation. Additionally, 44,700 tons of virgin coarse aggregate were imported and placed beneath the foundation.

Groundwater: A total of ten (10) groundwater samples were collected from depths of 5 to 19 feet bgs and analyzed for VOCs, SVOCs, inorganics, PCBs, pesticides and PFAS. Xylene was detected in one monitoring well at 5.9 parts per billion (ppb) which is slightly above the applicable groundwater standard of 5 ppb. Phenol was detected in the two wells in the range of 1.7 to 10.9 ppb which is above the ground water standard of 1 ppb. Benzo(a)pyrene was detected in three wells in the range of and 0.02 to 0.74 ppb. Benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene and indeno(1,2,3-cd)pyrene were also detected in one sample slightly above their respective ground water standards. Arsenic was detected in two wells, ranging from 66-71.16 ppb compared to a standard of 25 ppb. Total (vs. dissolved) concentrations of chromium, lead, manganese, and nickel were detected in one well at 344, 213, 4,050 and 291 ppb, respectively, which are above the applicable standards of 50, 25, 300 and 100 ppb, respectively. Iron, sodium and copper were also detected in the groundwater samples. Metals in the groundwater are likely related to suspended solids present in the samples. Ethylbenzene, xylene, and naphthalene were detected below their respective ground water standards. Chloroform was detected in the eight out of ten wells in the range of 10 to 55 ppb which is above the ground water standard of 7 ppb. Chloroform is a by-product of drinking water chlorination and is often found in groundwater in urban areas served by (leaking) public water lines. Bromodichloromethane and bromomethane, also byproducts of drinking water chlorination, were also detected below their respective standards. Acetone and 2-butanone (or methyl ethyl ketone [MEK]), common laboratory contaminants, were detected below their respective groundwater standards. No other chlorinated VOCs were detected in any of the groundwater samples.

Sub-slab Soil Vapor: The new building is currently under construction. The slab for the new building has been installed, following which a total of eight sub-slab soil vapor samples were collected from beneath the newly-constructed slab and analyzed for VOCs. However, since the building is under construction/incomplete, indoor air samples could not be collected. Benzene was detected in the range of 3.5 to 40.3 micrograms per cubic meter (ug/m<sup>3</sup>) in seven out of eight samples. Ethylbenzene was detected in the range of 3.0 to 76.0 ug/m<sup>3</sup> in all samples. Toluene ranged from non-detect (ND) to 38.1 ug/m<sup>3</sup> in seven out of eight samples. Total xylenes were detected in the range of 16 to 292 ug/m<sup>3</sup> in all eight samples. Tetrachloroethene (PCE) was detected in the range of 0.61 to 585 ug/m<sup>3</sup> in six out of eight samples. Trichloroethylene ranged from ND to 6.4 ug/m<sup>3</sup> in two out of eight samples. Cis 1,2-dichloroethelyene and vinyl chloride were not detected in any samples. Carbon tetrachloride was detected in the range of 0.34 to 7.5 ug/m<sup>3</sup> in two out of eight samples. 1,1,1 Trichloroethane was not detected in any samples. Methylene chloride ranged from ND to 1.1 ug/m<sup>3</sup> in two out of eight samples. Ethanol was detected in the range of 19 to 18,800 ug/m<sup>3</sup> in all the samples. Several other VOCs were also detected in a number of the samples. The source of the VOCs is unclear considering that the soil

was excavated to unrestricted use SCOs and very low VOC concentrations were detected in groundwater. Since no VOCs (except a minor xylene exceedance) were detected above their respective ground water standards, it is unlikely that the VOCs detected in soil vapor have migrated off-site. However, based on the above, a post-construction soil vapor intrusion investigation will be required.

#### **6.4: Summary of Human Exposure Pathways**

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

Soil removal actions have been completed to remove contaminated soil at the site, eliminating this potential exposure pathway. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for people to inhale site contaminants in indoor air due to soil vapor intrusion in any future on-site building development and occupancy. Sampling indicates soil vapor intrusion is not a concern for off-site buildings.

#### **6.5: Summary of the Remediation Objectives**

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

##### **Groundwater**

###### **RAOs for Public Health Protection**

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

###### **RAOs for Environmental Protection**

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.

##### **Soil Vapor**

###### **RAOs for Public Health Protection**

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

## **SECTION 7: ELEMENTS OF THE SELECTED REMEDY**

### 1. No Further Action

Based on the results of the investigations at the site, the IRM that has been performed, and the evaluation presented here, the Department has selected No Further Action as the remedy for the site. This Conditional Track 1 remedy (No Further Action) includes the following:

- groundwater monitoring, with an in-situ groundwater treatment contingency, should the concentrations of contaminants in groundwater fail to sufficiently naturally attenuate to an acceptable level;
- a provision for evaluation for soil vapor intrusion for any future buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion; and
- the implementation of an institutional control in the form of an environmental easement.

Should future monitoring results indicate that monitoring is no longer required, the BCP Volunteer may petition the Department to have the easement and the Site Management Plan extinguished. The Department believes that this remedy is protective of human health and the environment and satisfies the remediation objectives described in Section 6.5.

#### 1a. Excavation (already completed as an IRM):

The IRM was implemented between August 2020 and February 2021. The IRM consisted of excavating soils contained within SOE which exceeded unrestricted SCOs. The SOE defines the site boundary. During the excavation, five USTs were discovered. The USTs were cleaned and recycled. The impacted soils observed adjacent to the USTs was excavated and disposed off-site. Approximately, 25,700 tons of soil and other material was excavated and disposed off-site. The excavation depth varied between 6 feet and 18 feet bgs. Analytical results from confirmation samples from the excavation pits of the USTs and IRM excavation were collected and were found to be below the unrestricted soil cleanup objectives (SCOs). Erosion controls as well as a community air monitoring program was implemented. Dewatered wastewater from the excavation was collected and treated on-site and small portion of it was disposed off-site.

### 2. Green Remediation

Green remediation principals and techniques will be implemented to the extent feasible in the site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;

- Conserving and efficiently managing resources and materials; waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane beneath any floor which is in contact with the ground to improve energy efficiency as an element of construction.

### 3. Conditional Track 1

The intent of the remedy is to achieve a Track 1 unrestricted use cleanup. A Site Management Plan (SMP) has been developed and an Environmental Easement has been recorded to address residual groundwater impacts and soil vapor intrusion (SVI) evaluation, and to implement actions as needed. The SMP requires groundwater monitoring until contaminant concentrations are below groundwater standards, or there is a bulk reduction to asymptotic levels acceptable to the Department. A Track 1 cleanup can only be achieved if any SVI mitigation systems on site buildings and groundwater monitoring are no longer needed within 5 years of the date of the Certificate of Completion. Upon a demonstration that these components of the remedy are no longer necessary, the SMP and Environmental Easement will be extinguished.

If no Environmental easement (EE) or Site Management Plan (SMP) is needed to achieve soil vapor remedial action objectives, and bulk reduction in groundwater concentrations to asymptotic levels acceptable to the Department has been achieved, but concentrations remain above standards, the site may still be eligible for a Track 1 cleanup, and the following local use restriction will be relied upon to prevent ingestion of groundwater: Chapter 873, article VII of the Laws of Westchester County, which prohibits potable use of groundwater without prior approval.

In the event that Track 1 unrestricted use is not achieved, including achievement of groundwater and soil vapor remedial objectives, the following contingent remedial elements will remain, and the remedy will achieve a Track 2 residential cleanup.

#### 3a. Engineering and Institutional Controls

The Environmental Easement and Site Management Plan will continue to be required. The remedy will achieve a Track 2 residential cleanup at a minimum and will include an environmental easement, and site management plan as described below.

#### 3b. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375- 1.8 (h)(3);
- allow the use and development of the controlled property for residential use or restricted residential use or commercial use or industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

### 3c. Site Management Plan

A Site Management Plan is required, which includes the following:

I. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 3b above.

Engineering Controls: Groundwater Monitoring and any engineering controls that may be required following the five-year conditional Track 1 evaluation period (e.g., sub-slab depressurization system, active groundwater treatment).

This Site Management Plan (SMP) includes, but may not be limited to:

- descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion of any buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision for in-situ groundwater treatment if concentrations of constituents in groundwater do not naturally attenuate to acceptable levels;
- provisions for the management and inspection of the identified engineering controls, if any;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

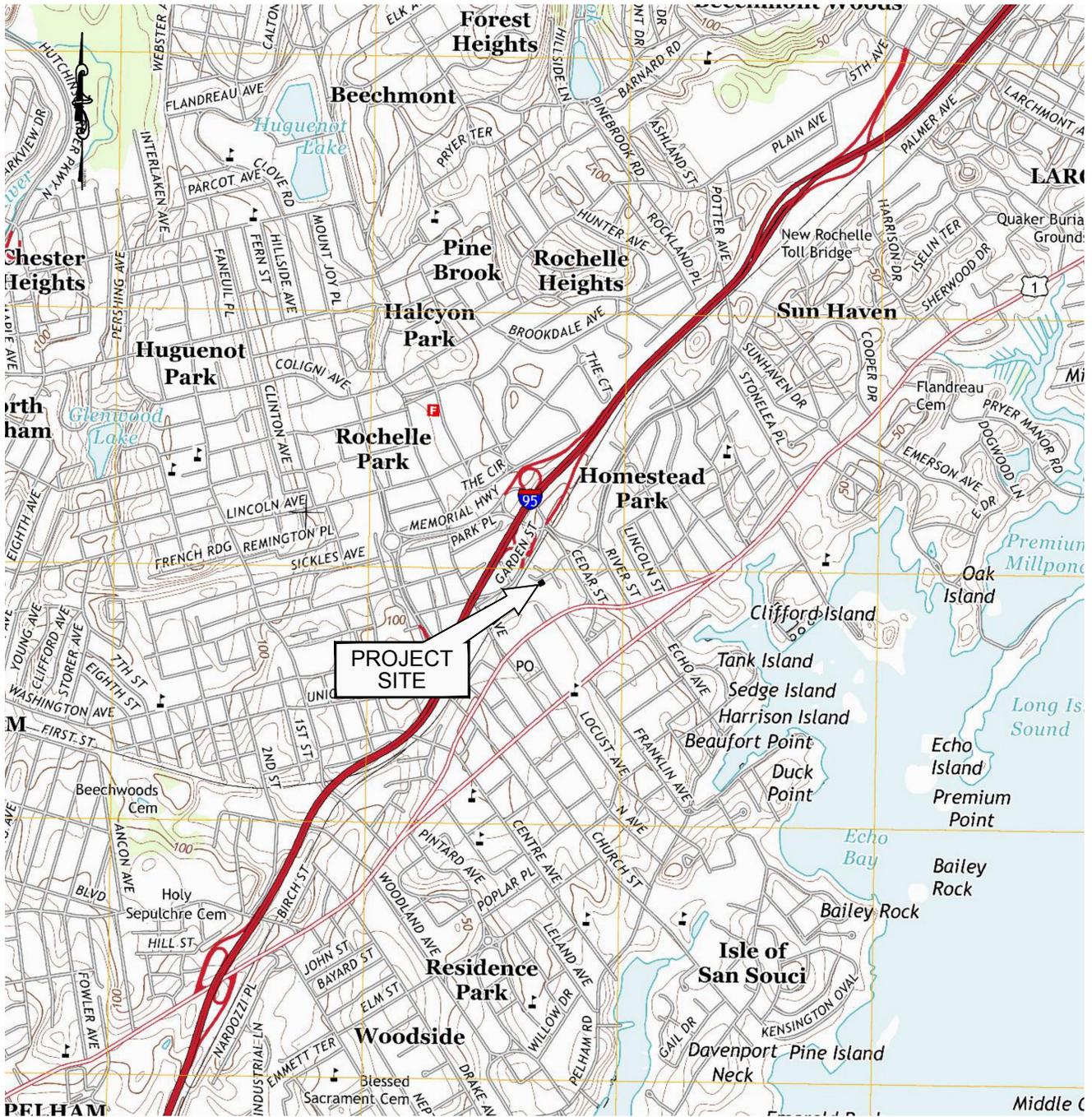
II. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring groundwater to assess the performance and effectiveness of the natural attenuation, and to inform the need for a contingent groundwater remedy;
- a schedule of monitoring and frequency of submittals to the Department; and
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

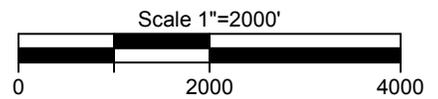
III. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of vapor mitigation system(s), if any. The plan includes, but is not limited to:

- procedures for operating and maintaining the system(s)/contingent groundwater remedy, if any; and
- compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting;
- maintaining site access controls and Department notification; and
- providing the Department access to the site and O&M records.

N:\ACAD\10658\CAD\10658 SITE LOCATION PLAN.DWG 06/14/19 12:57:13PM, jenny, LAYOUT:LETTER-USGS



REFERENCE:  
 INFORMATION TAKEN FROM MOUNT VERNON, HISTORICAL TOPO MAP, 2013  
 7.5 MINUTE SERIES



10 COMMERCE DRIVE  
 NEW ROCHELLE, N.Y.

**SITE LOCATION MAP**

**SESI**  
 CONSULTING  
 ENGINEERS D.P.C.

SOILS / FOUNDATIONS  
 SITE DESIGN  
 ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

<b>FIGURE 1</b>
DRAWN BY: RDM
CHECKED BY: TK
SCALE: AS NOTED
DATE: 4/11/19
JOB NO.: 10658

N:\ACAD\10790\CAD\10790 - FIG-1.2 - SITE PLAN.DWG 10/20/21 03:19:33PM yelena.zolotova, LAYOUT:FIG-1.2



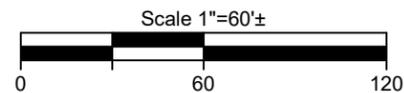
**NOTE:**  
 THIS PLAN IS FOR LOCATING SITE FEATURES AND BOUNDARIES ONLY.  
 OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.

**REFERENCE**  
 1. MAPPING TAKEN FROM GOOGLE MAPS, DATED 3/18/2019.

**LEGEND:**

- SITE PROPERTY BOUNDARY
- BCP SITE BOUNDARY & IRM EXCAVATION AREA

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dwg by: RDM  
 chk by: TK  
 scale: AS NOTED  
 date: 10/20/2021

SOILS / FOUNDATIONS  
 SITE DESIGN  
 ENVIRONMENTAL

**SESI**  
 CONSULTING  
 ENGINEERS D.P.C.

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project:  
 10 COMMERCE STREET  
 NEW ROCHELLE, WESTCHESTER COUNTY, N.Y.

drawing title:  
**SITE PLAN**

job no: 10790  
 drawing no:

**FIG-1**