



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

10 Commerce Drive Rail Yard  
10 Commerce Drive  
New Rochelle, New York 14614

**SITE No. C360192**  
**NYSDEC REGION 3**

**December 2021**

### Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360192/>

and at these location(s):

### Document Repository

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

### Who to Contact

Comments and questions are welcome and should be directed as follows:

### Project-Related Questions

Parag Amin, Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
(518) 402-9662 (office)  
[parag.amin@dec.ny.gov](mailto:parag.amin@dec.ny.gov)

### Project-Related Health Questions

Shaun J. Surani  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
New York State Department of Health  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, New York, 12237  
518-402-1338  
[bee@health.ny.gov](mailto:bee@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)

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 10 Commerce Drive Rail Yard site ("site") located at 10 Commerce Drive, New Rochelle, New York in Westchester County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by BRP 10 Commerce LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has 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/C360192/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been or will shortly be completed to achieve the remedial action objectives:

- An Interim Remedial Measure (IRM) was implemented in 2020 to excavate soils exceeding unrestricted soil cleanup objectives (SCOs). Five underground storage tanks encountered during the IRM were removed and impacted soils were disposed off-site. Approximately 25,700 tons of material was excavated and disposed off-site.
- An Environmental Easement (EE) was recorded to:
  - require the remedial party to complete and submit to the Department a periodic certification of institutional and engineering controls;
  - restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment; and
  - require compliance with the Department approved Site Management Plan (SMP).
- The SMP was developed which includes but is not limited to:
  - provision for evaluation of the potential for soil vapor intrusion (SVI) of any buildings on the site, including provision for implementing actions recommended to address exposures related to SVI;
  - provision for in-situ groundwater treatment if concentrations of constituents in groundwater do not naturally attenuate to acceptable levels; and
  - development and implementation of monitoring plan.

If monitoring indicates that the remedy is protective to support unrestricted use of the site, the volunteer can petition the Department to extinguish the EE and SMP.

# BROWNFIELD CLEANUP PROGRAM

**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 applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) 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 comprised of a one-acre parcel (1-238-0005) located at 10 Commerce Drive, New Rochelle New York. The site is located within the commercial area of the city in the vicinity of the commuter train station.

In the early part of the 1900s, a railroad company and various coal and oil companies operated on-site. In 1980, a commercial building was constructed which was demolished in 2020. Subsequent to the demolition, the above described IRM was completed. Currently, a residential apartment building is being constructed on-site with a garage and lobby.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360192) at:  
<https://www.dec.ny.gov/cfm/external/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>

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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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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:  
[www.dec.ny.gov/chemical/61092.html](http://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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location

