



**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

January 2022

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 Name

New Rochelle Public Library
1 Liberty Plaza
New Rochelle, NY 10801
Attn: Tom Geoffino
(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 manager listed below for assistance.)*

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

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
beci@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 10 Commerce Drive Rail Yard site ("site") located at 10 Commerce Drive, New Rochelle in Westchester County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by BRP 10 Commerce LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other 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."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- An Interim Remedial Measure (IRM) was implemented in 2020 to excavate soils exceeding unrestricted use soil cleanup objectives (UUSCOs). 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. Imported clean fill and some on-site soils were used to establish design grades.
- An Environmental Easement (EE) was recorded, which includes to:
 - Restrictions on the use of site property for residential or restricted residential or commercial or industrial use;
 - Restrictions on the use of groundwater as a source of potable or process water, without necessary water quality treatment; and
 - A requirement to comply with the Department approved Site Management Plan (SMP).
- The SMP requirements include:
 - 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 as expected.

If post-remediation monitoring/evaluation identifies no concerns, the volunteer may petition the Department to extinguish the EE and SMP.

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan;
- Groundwater Use Restriction;
- Land Use Restriction;
- Environmental Easement.

The following engineering controls have been put in place at the site:

- A sub-slab depressurization system (SSDS) was installed during construction, which will be activated if the results of the SVI evaluation indicate that an engineering control is required to mitigate the potential for soil vapor intrusion to impact the indoor air of the on-site building.

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or 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/xtapps/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 NYSDEC 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

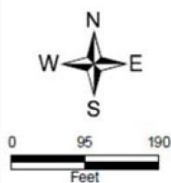
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



10 Commerce Drive Rail Yard
City of New Rochelle, Westchester County
Site No. C360192