



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 10 Commerce Drive Rail Yard

February 2020

C360192
10 Commerce Drive
New Rochelle, NY
Westchester County, New York

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?	3
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	9
4. Site Information.....	9
5. Investigation and Cleanup Process	10
Appendix A - Project Contacts and Locations of Reports and Information	14
Appendix B - Site Contact List.....	15
Appendix C - Site Location Map.....	18
Appendix D - Brownfield Cleanup Program Process.....	19

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site’s investigation and cleanup process.

Applicant: **BRP 10 Commerce LLC**
Site Name: **10 Commerce Drive Rail Yard**
Site Address: **10 Commerce Drive, New Rochelle, NY**
Site County: **Westchester**
Site Number: **C360192**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being

or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

There will be areas on the Site where soil excavation is necessary. Old creosote railroad ties may be encountered, which may have an odor. Therefore, once the remediation commences, there may be concerns regarding odors, dust noise or truck traffic coming from the Site. However, these impacts will be mitigated through implementation of an Odor Control Plan, Health and Safety Plan and Soil Management Plan approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan will also be implemented to monitor dust and vapors to ensure the community is not impacted. If odors are encountered, odor mitigation measures will be implemented to eliminate the odors.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

- **location** – 10 Commerce Drive, New Rochelle, NY Westchester County
- **setting** - urban, suburban or rural
- **site size** - 0.99959 acres
- **adjacent properties** – predominately commercial and urban

History of Site Use, Investigation, and Cleanup

The site housed a former railroad freight yard, complete with sidings and freight houses as well as coal piles. The Westchester Coal & Oil Company also occupied the southeastern portion of the Site and off-Site property as observed on historical Sanborn maps dated 1931 and 1951. Based on a review of Sanborn Maps, it appears the railyard structures and buildings were demolished in the mid-1960's and the Site was vacant until the current building on the Site was constructed in or about 1981-1982. From at least 1992 to 2003, an electronics manufacturer and generator of hazardous waste, known as MF Electronics Corporation, was present at the Site. This manufacturer is described as both a circuit board manufacturer and manufacturer of quartz chips used in electronic timing devices.

Based on the investigations conducted to date, the primary contaminants of concern are semi-volatile organic compounds (SVOCs) known as polyaromatic hydrocarbons (PAHs) and metals in soil and groundwater, which are likely the result of creosote coated railroad ties that have been buried at this former rail yard site and volatile organic compounds (VOCs) in soil vapor that are also likely the result of former railroad operations and petroleum. The initial Limited Phase II investigation performed in 2017 included a geophysical survey, 4 soil borings, 2 temporary groundwater wells and 2 subsurface soil vapor samples 6 feet below ground surface. The more extensive recent April 2019 investigation conducted included 25 soil samples, 3 soil vapor samples and one sample of railroad tie wood timbers found buried at the Site. Buried railroad ties were identified throughout the site, and soil staining and petroleum/creosote odors were also noted at various locations. Additional evidence of railroad operations debris was observed in a number of soil borings where drilling hit refusal from apparent railroad tie debris, and petroleum/creosote odors were noted. As a result, a large part of the remediation work will be removal of this former railroad source material from the site.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for unrestricted or restricted residential purposes depending on the level of remediation achieved.

To achieve this goal, the Applicant will conduct investigation activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public

comment.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment;
and
- 4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submitted a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval with the application. NYSDEC made the draft plan available to the public review during a 30-day public comment period.

When the investigation report is approved and the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for

public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

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 then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Parag Amin
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7014
Parag.amin@dec.ny.gov

Stephanie L. Mossey
Public Participation Specialist, Region 3
New York State Department of
Environmental Conservation
21 South Putt Corners Road,
New Paltz, NY 12561
Stephanie.mossey@dec.ny.gov

New York State Department of Health (NYSDOH):

Shaun J Surani
Bureau of Environmental Exposure Investigation
New York State Department of Health
Empire State Plaza
Corning Tower, Room 1787
Albany, New York, 12237
shaun.surani@health.ny.gov

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

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

Hours: Monday, Thursday 10a-6p
Tues, Wed, Fri 10a-5p
Sat, Sun Closed

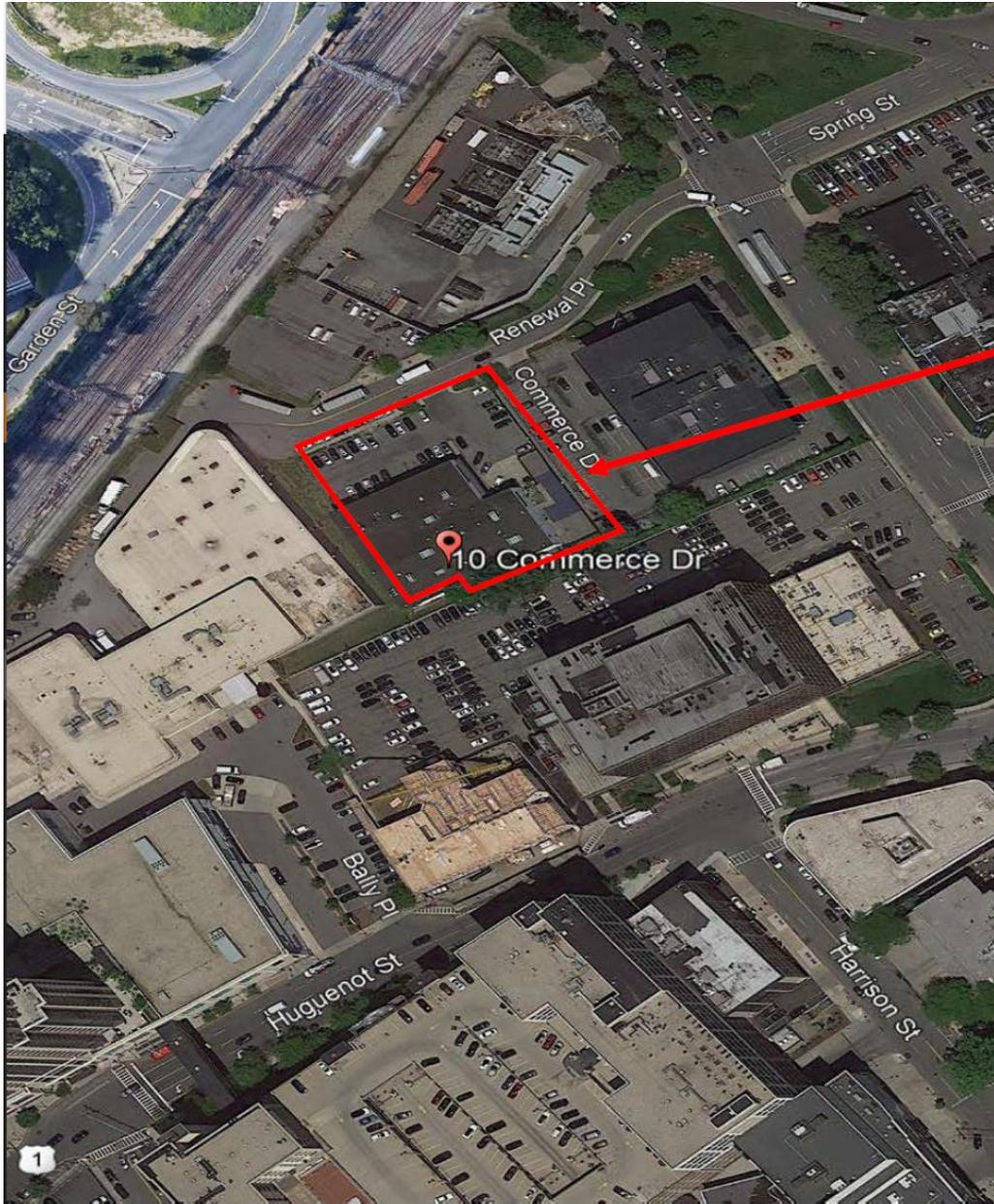
Appendix B - Site Contact List

<p>Chuck E. Schumer U.S. Senator 780 Third Avenue New York, NY 10017</p>	<p>Kirsten Gillibrand U.S. Senator 780 Third Avenue New York, NY 10017</p>
<p>Eileen O'Rourke New Rochelle City Zoning Board of Appeals Chairperson 90 Beaufort Place/City Hall Annex, Rm B1 New Rochelle, NY 10801</p>	<p>Nita Lowery 17th District U.S. House of Representatives 222 Mamaroneck Avenue White Plains, NY 10605</p>
<p>Andrea Stewart-Cousins 35th Senate District New York State Senator 28 Wells Avenue, Building #3 Yonkers, NY 10701</p>	<p>Robert P. Astorino Westchester County Executive PO Box 100 Salem, NY 10590</p>
<p>Edward Buroughs Westchester County Commissioner of Planning 148 Martine Avenue White Plains, NY 10601</p>	<p>Sarah C. Dodds-Brown New Rochelle Planning Board Chairperson 515 North Avenue New Rochelle, NY 10801</p>
<p>Noam Bramson Mayor of the City of New Rochelle 515 North Avenue New Rochelle, NY 10801</p>	
Media	
<p>The Journal News 1133 Westchester Avenue, Suite N110 White Plains, NY 10604</p>	<p>New Rochelle Daily Voice Media Outlet 104 Main Street Mount Kisco, NY 10549</p>
<p>News 12 Westchester Media Outlet 6 Executive Plaza Yonkers, NY 10701</p>	
Water Supplier	
<p>Katie Marino Mount Kisco Water Bureau, Public Water Supplier</p>	<p>Westchester Joint Water Works Westchester Public Water Supplier 1625 Mamaroneck Ave</p>

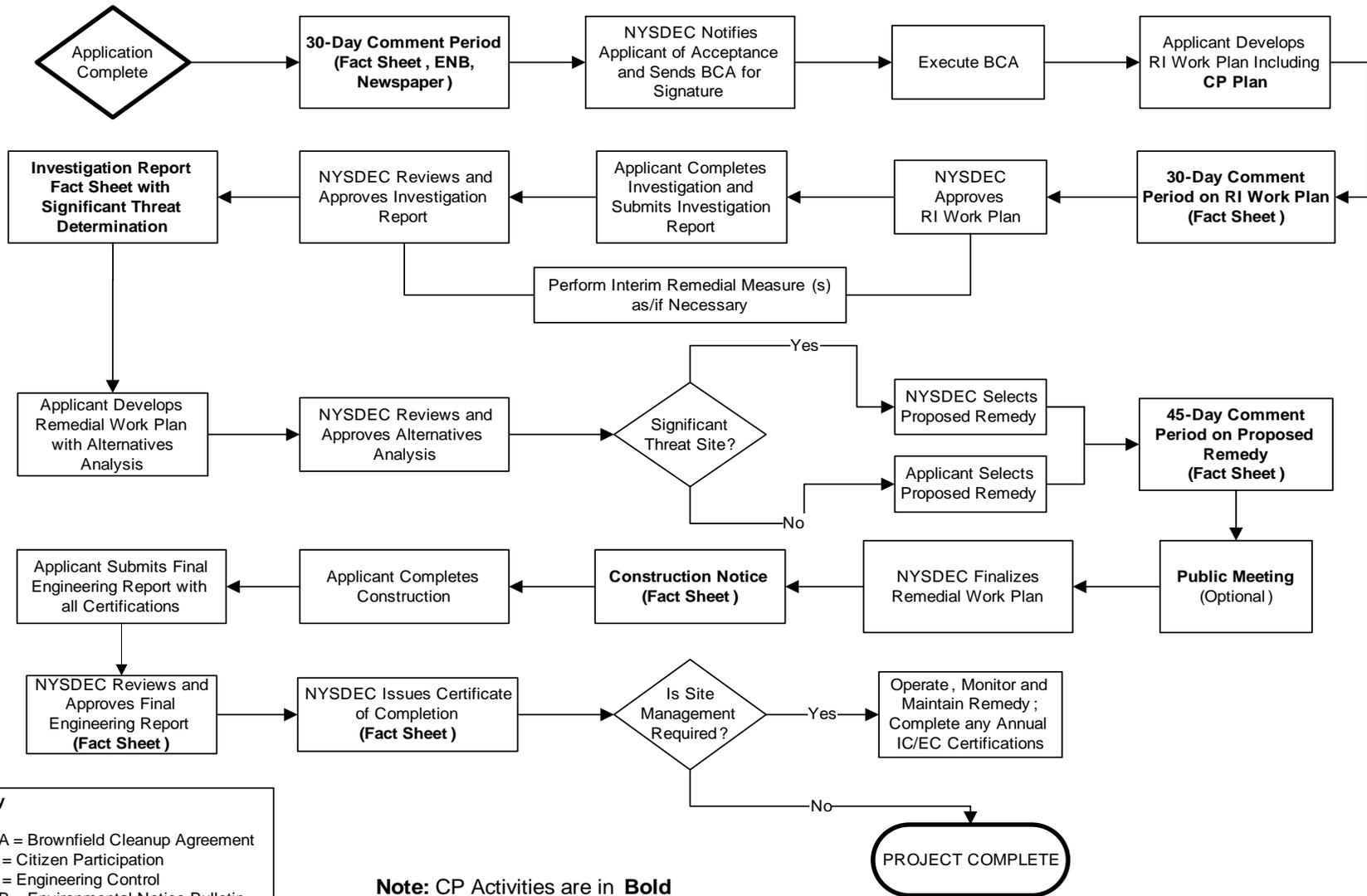
Village Hall (1st Floor), 104 Main Street Mount Kisco, NY 10549	Mamaroneck, NY 10543
Schools, Daycare and Religious Organizations	
Fr. John Serio, SDB President of Salesian High School 148 East Main Street New Rochelle, NY 10801	Fr. Michael Challiner Pastor of Holy Name of Jesus 70 Petersville Road New Rochelle, NY 10801
Jennifer DiCosimo Executive Director of Hallen School 97 Centre Avenue New Rochelle, NY 10801	Rani Rangraj Religious Leader of Trinity Cooperative Nursery 311 Huguenot Street New Rochelle, NY 10801
Camille Edwards Thomas House Principal of Campus Alternative School 50 Washington Avenue New Rochelle, NY 10801	Michael Hilderbrand Principal of Trinity Elementary School 180 Pelham Road New Rochelle, NY 10801
Anthony Bongo Principal of Isaac E. Young Middle School 270 Centre Avenue New Rochelle, NY 10801	Gregory Middleton Principal of Daniel Webster Elementary School 95 Glenmore Drive New Rochelle, NY 10801
Trenton R. Hamidan Principal of Westchester Area School 456 Webster Avneue New Rochelle, NY 10801	Joanne Kelly Principal of Holy Family School 100 Mount Joy Place New Rochelle, NY 108010
Michael Galland Principal of Columbus Elementary School 275 Washington Avenue New Rochelle, NY 10801	Lynn Ann Zazzali Owners of the Learning Experience 1 Bally Place New Rochelle, NY 10801
Amy Gelles Chief Executive Officer of Creative Learning Center 256 Washington Street New Rochelle, NY 10801	Carmen M. Youngs Chief Executive Officer of Little Rascals Daycare 18 Badeau Place New Rochelle, NY 10801
Jennifer E. Jones Owner/Director of Growing Minds of NY Inc. 466 Main Street, Suite LL20 New Rochelle, NY 10801	Deloris Hogan Owner of Dee's Tots Childcare 166 Lincoln Avenue New Rochelle, NY 10801
Beth Byrnes	

Director of Children's Care of Presbyterian Church 50 Pintard Avenue New Rochelle, NY 10801	
Adjacent Property Owners	
Somnia Holding LLC Adjacent Property Owner of Commerce Drive Commerce Drive New Rochelle, NY 10801	Cedar Place Associates LLC Adjacent Property Owner of Commerce Drive Commerce Drive New Rochelle, NY 10801
Con Edison Co of NY Adjacent Property Owner of 2 Commerce Drive 2 Commerce Drive New Rochelle, NY 10801	Cedar Plaza Associates LLC Adjacent Property Owner of 20 Cedar Street 20 Cedar Drive New Rochelle, NY 10801
Christine Feery, LMSW Adjacent Property Operator of 20 Cedar Street 20 Cedar Drive New Rochelle, NY 10801	GHP 145 Huguenot Delaware Adjacent Property Owner of 145 Huguenot Street 145 Huguenot Street New Rochelle, NY 10801
Monroe College Adjacent Property Operator of 145 Huguenot Street 145 Huguenot Street New Rochelle, NY 10801	Steiner Sports Adjacent Property Operator of 145 Huguenot Street 145 Huguenot Street New Rochelle, NY 10801
Westchester County Health Department Adjacent Property Operator of 145 Huguenot Street 145 Huguenot Street New Rochelle, NY 10801	Silwis Adjacent Property Owner of 171 Huguenot Street 171 Huguenot Street New Rochelle, NY 10801

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in **Bold**



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern (see instructions)

Site Name: 10 Commerce Drive Rail Yard

Site Number: C360192

Site Address and County: 10 Commerce Dr., New Rochelle, NY Westchester County

Remedial Party(ies): BRP 10 Commerce LLC

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs.

Since there will be areas on the Site where soil excavation is necessary and old creosote railroad ties may be encountered, once the remediation commences, there may be concerns regarding odors, dust noise or truck traffic coming from the Site. However, these impacts will be mitigated through implementation of an Odor Control Plan, Health and Safety Plan and Soil Management Plan approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan will also be implemented to monitor dust and vapors to ensure the community is not impacted. If odors are encountered, odor mitigation measures will be implemented to eliminate the odors. This list of major issues was developed based on the common impacts created by remediation projects and due to the presence of creosote railroad ties, which may cause odors and dust when excavated.

How were these issues and/or information needs identified?
See response above.

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.
No information is needed from the community at this time.

How were these information needs identified?
See response above.

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

The Fact Sheets can include the potential impacts and provide information about how they can report any off-site impacts if they occur.

How were these issues and/or information needs identified?
See response to Part 1 above.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

Residential Agricultural Recreational Commercial Industrial

b. Residential type around site:

Urban Suburban Rural

c. Population density around site:

High Medium Low

d. Water supply of nearby residences:

Public Private Wells Mixed

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

Yes No

Provide details if appropriate:

NA

f. Other environmental issues significantly impacted/impacting the affected community?

Yes No

Provide details if appropriate:

There appears to be an area-wide chlorinated solvent plume in downtown New Rochelle. However, there are also a large number of brownfield projects that should collective help to reduce this area-wide plume.

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

Yes No

h. Special considerations:

Language Age Transportation Other

Explain any marked categories in h:

Large Hispanic Population

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

Non-Adjacent Residents/Property Owners: [Click here to enter text.](#)

Local Officials: [Click here to enter text.](#)

Media: [Click here to enter text.](#)

Business/Commercial Interests: [Click here to enter text.](#)

Labor Group(s)/Employees: [Click here to enter text.](#)

Indian Nation: [Click here to enter text.](#)

Citizens/Community Group(s): [Click here to enter text.](#)

Environmental Justice Group(s): [Click here to enter text.](#)

Environmental Group(s): [Click here to enter text.](#)

Civic Group(s): [Click here to enter text.](#)

Recreational Group(s): [Click here to enter text.](#)

Other(s): [Click here to enter text.](#)

Prepared/Updated By: Linda R. Shaw, Esq.

Date: 2/21/2020

Reviewed/Approved By:

Date: [Click here to enter text.](#)