

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau C

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August 6, 2020

Mr. Ashutosh Sharma  
AKRF, Inc.  
440 Park Ave South, 7<sup>th</sup> Floor  
New York, NY 10016

Re: Citizen Participation Plan  
28 South Division Street, New Rochelle, NY  
Site #C360198

Dear Mr. Sharma:

The New York State Department of Environmental Conservation (Department) and the New York State Department of Health (NYSDOH) have reviewed the Citizen Participation Plan (CPP) for the above referenced site provided to the Department on July 6, 2020. The report is hereby approved. Please ensure that copies are sent to all the necessary repositories.

If you have any questions, please contact me at 518-402-2029 or email:  
[greta.white@dec.ny.gov](mailto:greta.white@dec.ny.gov).

Sincerely,



Greta White, P.G.  
Project Manager  
Remedial Action Bureau C  
Division of Environmental Remediation

CC: D. Eaton, NYSDEC  
J. Brown, NYSDEC  
D. Tucholski, NYSDOH  
M. Schuck, NYSDOH  
C. Westerman, NYSDOH



Department of  
Environmental  
Conservation





## Department of Health

**ANDREW M. CUOMO**  
Governor

**HOWARD A. ZUCKER, M.D., J.D.**  
Commissioner

**LISA J. PINO, M.A., J.D.**  
Executive Deputy Commissioner

August 5, 2020

Greta White, P.G.  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233-7014

**RE: Citizen Participation Plan**  
28 South Division Street  
Site #C360198  
New Rochelle, Westchester County

Dear Ms. White:

I reviewed the *Citizen Participation Plan (CPP)*, dated May 2020, for the above-referenced site. My previous comments have been addressed and find this report acceptable. If you have any questions or would like to discuss the site further, please feel free to contact me at (518) 402-7860.

Sincerely,

Daniel P. Tucholski  
Public Health Specialist II  
Bureau of Environmental Exposure Investigation

Ec: M. Schuck / e-File  
C. Westerman – NYSDOH MARO  
D. Taylor – WCDOH  
J. Brown / D. Eaton – NYSDEC Central Office  
D. Bendell – NYSDEC Region 3



***Environmental, Planning, and Engineering Consultants***

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July 6, 2020

Ms. Greta White, P.G.  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233

**Re: 28 South Division Street, New Rochelle, NY  
Brownfield Cleanup Program Site No. C360198  
Revised Citizen Participation Plan (CPP)**

Dear Ms. White:

For your review, enclosed is a copy of the revised Citizen Participation Plan (CPP) for the 28 South Division Street project site located in New Rochelle, New York (BCP Site No. C360198). Responses to the specific comments provided by NYS Department of Health (DOH) in the July 3, 2020 comment letter are included herein.

**Comment 1)**

Section 4: Site Information, last paragraph, first sentence: Please update the date of the *Remedial Investigation Work Plan* to May 2020.

**AKRF Response**

AKRF has updated and revised Section 4 (Site Information) to update the Remedial Investigation Work Plan (RIWP) date to May 2020.

**Comment 2)**

Appendix A, Project Contacts and Locations of Reports and Information: Please update the NYSDOH contact's name to Daniel Tucholski.

**AKRF Response**

AKRF has updated Appendix A to include Mr. Daniel Tucholski's contact information.

Please contact me at (646) 388-9865 or [asharma@akrf.com](mailto:asharma@akrf.com) if you have any questions or concerns.

Sincerely,  
AKRF, Inc.



Ashutosh Sharma  
Technical Director

cc: Jared Dworken, Rebecca Parelman, Joseph Graziose – 28 South Division Owner LLC  
Axel Schwendt - AKRF, Inc.

W:\Projects\190188 - 28 SOUTH DIVISION STREET\Technical\Hazmat\NYSDEC Correspondence\C360198.CPP.28 South Division.DOH Comments.AKRF Response.2020-07-06.doc/



New York State Department of Environmental Conservation

## **Brownfield Cleanup Program**

# **Citizen Participation Plan**

for

**28 South Division Street**  
**NYSDEC BCP Number: C360198**

28 South Division Street  
New Rochelle, New York

May 2020

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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 brownfield site’s investigation and cleanup process.

Applicant: **28 South Division Owner LLC (Applicant)**  
Site Name: **28 South Division Street (Site)**  
Site Address: **28 South Division Street, New Rochelle, New York 10805**  
Site County: **Westchester**  
Site Number: **C360198**

## **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 that 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/brownfields.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 interest 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 location of the reports and information related to the Site's investigation and cleanup program 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; and



- 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 site notifications. 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. The NYSDEC Site project manager identified in Appendix A will be notified 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 whether 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 Requirements (Activities)	Timing of CP Activity(ies)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repositories</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Execution of Brownfield Site Cleanup Agreement:</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	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.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing issuance of Certificate of</li> </ul>	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC.

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
Completion (COC)	

### **3. Major Issues of Public Concern**

This section of the CP Plan identifies known 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.

#### *Current Issues*

The 0.986-acre Site includes a vacant earthen lot (Block 414, Lot 8.01) and two lots (Block 414, Lots 5 and 6) which previously contained two single family homes with partial basements (structures were demolished in December 2019). The former municipal parking garage situated on a portion of the Site was recently demolished. The Site is zoned “DO-2” (Downtown Overlay Zone District).

The redevelopment plan includes the construction of a new 28-story mixed-use residential and commercial building with approximately 390 units, approximately 7,730 square feet of retail space, a public pedestrian plaza, and a 429-space underground parking garage.

#### *Potential Remediation/ Construction-Related Issues*

Issues of concern relate to the proposed excavation/handling and off-site disposal of the Site’s soil and any petroleum tanks, if encountered. Of particular concern to the surrounding community will be the potential generation of vapors or dust. Air quality and dust levels will be monitored during soil excavation and loading in accordance with a Site-specific Health and Safety Plan (HASP) that will be a part of the Interim Remedial Work Plan (IRM) and the subsequent Remedial Action Work Plan (RAWP). Dust suppression techniques will be employed to prevent the generation of dust. Air and dust monitoring will be performed in accordance with a Site specific Community Air Monitoring Program (CAMP).

An additional concern will likely be the trucks traveling through the community, and parking or idling at or near the project site during soil excavation. The IRM and RAWP will include provisions for soil handling procedures that minimize the number of trucks and duration of time they are within or near the site. In addition, provisions will include restrictions on truck traffic (to the extent possible) to designated routes along main roads, thus minimizing traffic within the community.

The concern over construction-related noise is present whenever redevelopment is occurring. Construction plans will minimize noise to the extent possible and the operation of heavy equipment will be restricted to normal working hours which will be as per the requirements of the City of New Rochelle building department.

#### 4. Site Information

##### *Site Description*

The site is located in the Downtown Overlay Zone District in New Rochelle, Westchester County, NY. The 0.986-acre Site is located in a residential and commercial area and is also identified as Block 414, Lots 5, 6, and 8.01. The Site is bounded by mixed-use residential and retail buildings; to the east by Church Street; to the north by a BCP redevelopment site (BCP Site Number C360187); to the south by residential buildings; and to the west by South Division Street. Appendix C contains a map identifying its location. The Site includes a vacant earthen lot and is intended for redevelopment with a new multi-story mixed-use structure.

##### *History of Site Use, Investigation, and Cleanup*

The Phase I Environmental Site Assessment (ESA) revealed that historical uses at the Site included dwellings, a garage with tire repairs, several upholsterers circa 1892 to 1951, a plumber, and a public parking garage (most recent). No underground storage tanks (USTs) or aboveground storage tanks (ASTs) were registered for the Site; however, the former buildings may have included undocumented USTs and/or ASTs with potential associated releases. Such tanks may have been associated with heating oil or automotive-related petroleum, chemicals or waste oil. The surrounding area has a long history of industrial and manufacturing uses, with suspected solvent and petroleum uses.

SESI Consulting Engineers, DPC conducted a Subsurface (Phase II) Investigation in December 2018, including the advancement of 7 soil borings and excavation of 8 test pits for collection of 30 soil samples for laboratory analysis of soil to evaluate subsurface conditions, one groundwater sample, and two soil vapor samples. AKRF, Inc. conducted a limited Subsurface (Phase II) Investigation at the Site in November and December 2018, and in May 2019, which included the installation of 11 soil borings and excavation of 10 test pits with the collection and laboratory analysis of soil, soil vapor and groundwater samples to evaluate subsurface conditions.

Groundwater was encountered above bedrock at two location: in a soil boring advanced in the southern portion of the Site and in a test pit advanced in the northeastern portion of the Site, at approximately 10 feet and 11.5 feet below grade, respectively. Groundwater was also measured at a depth of approximately 4.3 feet below sidewalk grade in the permanent geotechnical monitoring well located in the sidewalk on Church Street. Groundwater is assumed to flow in a southeasterly direction towards the New Rochelle Harbor, approximately 2,000 feet away.

**Environmental Assessment:** Site characterization activities have been conducted for the Site. The purpose of the sampling was to obtain an understanding of any contamination resulting from previous activities at the Site. The primary contaminants of concern (COCs) for the Site include organic compounds and metals in soil and chlorinated solvents in soil gas.

**Soil** – Subsurface materials at the Site consisted of historical fill (sand with silt, gravel, glass, and brick) to a maximum depth of approximately 10 feet below grade. The fill was underlain by presumed native sand, silt, gravel, and cobbles. A maximum photoionization detector (PID) reading of 41 parts per million (ppm) was noted in one of the test pits. No

other signs of contamination (odors, staining and or sludge/sheen) were observed in the borings or test pits.

Lead was detected at a concentration of 8,160 ppm in sample TP-14 (8-10). In addition, elevated mercury and lead concentrations were detected above the New York Code of Rules and Regulations (NYCRR) Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) and/or Unrestricted Use Soil Cleanup Objectives (UUSCOs) across the Site and within the historic fill, suggesting a Site-wide concern. These elevated concentrations could represent a hazardous waste, as defined by the Resource Conservation and Recovery Act (RCRA) under Title 40 of the Code of Federal Regulations (CFR) when analyzed via the Toxicity Characteristic Leaching Procedure (TCLP) (not conducted for this preliminary study). Elevated levels of semi-volatile organic compounds (SVOCs) and other metals detected in the shallow soil samples are also indicative of a contaminated historic fill layer, which ranged in thickness of up to 10 feet across the Site.

**Groundwater** -Low levels of metals were detected in the analyzed groundwater sample at concentrations above the NYSDEC's Ambient Water Quality Standards and Guidance Values (AWQSGVs). Based on typical regional groundwater quality, these findings were presumed to be naturally occurring (in the case of the metals) and/or attributed to suspended sediment/historic fill in the samples; however, some influence from historic on-site operations was not ruled out

**Soil Vapor** - Soil vapor samples were compared to the NYSDOH 2006 Guidance for Evaluating Soil Vapor Intrusion indoor Air Guidance Values (AGVs), the September 2013 NYSDOH Fact Sheet update for tetrachloroethylene (PCE), and the August 2015 Fact Sheet update for trichloroethylene (TCE). PCE was detected in five soil vapor samples at concentrations ranging from 1.73 to 45.2 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ). The detection of chlorinated solvents at the Site were attributed, at least in part, to the historic on-site operations (a plumbing shop, a garage with tire repairs, and several upholsterers between circa 1892 and 1951).

A Remedial Investigation Work Plan (RIWP) for additional testing was submitted to NYSDEC in May 2020 to specify procedures that will be used to further characterize subsurface conditions. Based on the findings of the remedial investigation activities, a remedial action work plan will be prepared documenting the remedial measures to be implemented during the development activities. The remedial measures will include the incorporation of a vapor mitigation system into the proposed buildings (if needed) and removal of contaminated soil.

## **5. Investigation and Cleanup Process**

### *Application*

The Applicant has applied for, and been accepted into, the BCP as a Volunteer. This means that NYSDEC has confirmed that the Applicant was not responsible for the disposal or discharge of the contaminants and their ownership or operation of the site took place after the discharge or disposal of contaminants. A Volunteer must fully characterize the nature and extent of contamination on-site, 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 restricted residential purposes. To achieve this goal, the Applicant will conduct investigation and cleanup 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.

#### *Investigation*

The Applicant completed a partial environmental investigation before it entered into the BCP. The Applicant has submitted a draft Remedial Investigation Work Plan (RIWP), which is subject to 30 day public comment and NYSDEC review and approval as noted in Appendix D. The goals of the Remedial Investigation (RI) will be as follows:

1. Define the nature and extent of contamination in soil, groundwater, and any other contaminated media;
2. Identify the source(s) of the contamination;
3. Assess the impact of the contamination on public health and/or the environment; and
4. Provide information to support the development of a Remedial Work Plan to address the contamination, or to support a conclusion that the contamination does not need to be addressed.

When 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 determine whether the investigation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected. Based on the investigation results, NYSDEC will determine whether the Site poses a significant threat to public health and/or the environment.

#### *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 proposed Remedial Work Plan for approval, NYSDEC would announce the availability of the proposed 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*

Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management may be conducted by the Applicant under NYSDEC oversight, if contamination will remain in place. 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 is pumping and treating 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 remedial program, the public may contact any of the following project staff:

#### **New York State Department of Environmental Conservation (NYSDEC):**

Greta White	TBD
Project Manager	Citizen Participation Specialist
NYSDEC	NYSDEC Region 2
Division of Environmental Remediation	1 Hunters Point Plaza
625 Broadway, 12 <sup>th</sup> Floor	47-40 21 <sup>st</sup> Street
Albany, NY 12233	Long Island City, NY 11101
(518)-402-2029	(718) 482-4958

#### **New York State Department of Health (NYSDOH):**

Mr. Daniel P. Tucholski  
Public Health Specialist  
Bureau of Environmental Exposure Investigation  
New York State Department of Health  
Empire State Plaza, Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860

**Document Repository:**

New Rochelle Public Library  
Attn: Tom Geoffino  
1 Library Plaza  
New Rochelle, NY 10801  
Phone: (914) 632-7879  
Fax: (914) 632-0262

[tgeoffino@nrpl.org](mailto:tgeoffino@nrpl.org)

Hours: Monday-Tuesday: 9:00am-8:00pm; Wednesday: 10:00am-6:00pm; Thursday: 9:00am-8:00pm; Friday 9:00am-5:00pm; Saturday: 9:00am-5:00pm; Sunday: 1:00pm-5:00pm

## Appendix B Site Contact List

### *1. Local, State, and Federal Officials*

Noam Bramson, Mayor  
New Rochelle City Hall  
515 North Avenue  
New Rochelle, NY 10801

George Latimer  
County Executive  
County of Westchester  
Michaelian Office Building  
148 Martine Avenue  
White Plains, NY 10601

Kevin Kaine, Director  
Department of Planning and  
Development  
515 North Avenue  
New Rochelle, NY 10801

Sarah C. Dodds-Brown, Chair  
City of New Rochelle Planning Board  
515 North Avenue  
New Rochelle, NY 10801

Katheen Gill, Chief of Staff  
Corporation Counsel  
City of New Rochelle  
515 North Avenue  
New Rochelle, NY 10801

Edward Burroughs, Commissioner  
Westchester County Planning Department  
Michaelian Office Bldg.  
148 Martine Avenue  
White Plains, NY 10601

Jeremiah Lynch, Chairman  
Westchester County Planning Board  
Michaelian Office Bldg.  
148 Martine Avenue  
White Plains, NY 10601

*2. Current Owners and Occupants of the Subject Site and Adjacent Sites*

The Site comprises Block 414, portion of Lot 8.01, and Lots 5 and 6. A list of adjacent sites and owners is provided below:

<b>Owner</b>	<b>Section</b>	<b>Block</b>	<b>Lot</b>	<b>Property Address</b>	<b>Mailing Address</b>
S Friedman Inc	1	212	60	44 Church Street, New Rochelle, NY 10801	Katonah, NY 10536
Jo Ann Ferraro	1	212	63	40 Church Street, New Rochelle, NY 10801	40 Church Street, New Rochelle, NY 10801
Antonio A. Chavez	1	212	61	42 Church Street, New Rochelle, NY 10801	42 Church Street, New Rochelle, NY 10801
36 Church St Realty	1	212	65	36 Church Street, New Rochelle, NY 10801	36 Church Street, New Rochelle, NY 10801
Renner Church Street LLC	1	215	1	30 Church Street, New Rochelle, NY 10801	30 Church Street, New Rochelle, NY 10801
Shylas Weight Watchers Deligh	2	413	30	23 Division Street S. New Rochelle, NY 10801	17 Division Street S. New Rochelle, NY 10801
City of New Rochelle	2	412	7	35 Prospect Street New Rochelle, NY 10801	515 North Ave, New Rochelle, NY 10801
Min K. Guo	2	412	34	41 Division Street S. New Rochelle, NY 10801	41 Division Street S. New Rochelle, NY 10801
43 Church St LLC	2	414	51	43 Church Street New Rochelle, NY 10801	271 North Avenue New Rochelle, NY 10805
Prospect Rochelle Realty LLC	2	414	1	1 Prospect St, New Rochelle, NY 10805	1 Prospect St, New Rochelle, NY 10805
Triple A Properties, Inc.	2	412	36	25 Prospect Street, New Rochelle, NY 10805	101 Miles Square Rd., Yonkers, NY 10701
Tian Long Guo and Ming Hua Li	2	412	34	41 Division Street, New Rochelle, NY 10805	41 Division Street, New Rochelle, NY 10805

*3. Local News Media*

The Journal News  
1133 Westchester Avenue  
Suite 110N  
White Plains, NY 10604

*4. Public Water Supply*

Suez  
2525 Palmer Avenue  
New Rochelle, NY 10801

*5. Additional Contacts:*

None

*6. Schools and Day Care Centers*

Dr. Magda Parvey, Interim Superintendent  
City School District of New Rochelle  
515 North Avenue  
New Rochelle, NY 10801

Jeffrey Hastie, President  
New Rochelle Board of Education  
515 North Avenue  
New Rochelle, NY 10801

Anthony Bongo, Principal  
Isaac E. Young Middle School  
270 Centre Avenue  
New Rochelle, NY 10805

Michael Hilderbrand, Principal  
Trinity Elementary School  
180 Pelham Road  
New Rochelle, NY 10805

Kimmerly Nieves, Principal  
Jefferson Elementary School  
131 Weyman Avenue  
New Rochelle, NY 10805

The Hallen School  
97 Centre Avenue  
New Rochelle, NY 10801

Michael Galland, Principal  
Columbus Elementary School  
275 Washington Avenue  
New Rochelle, NY 10801

New Rochelle Stars Middle School  
50 Washington Avenue  
New Rochelle, NY 10801

Saint Gabriel's Church  
120 Division Street  
New Rochelle, NY 10801

Bennett Academy of the Performing Arts  
225A Main Street, 2nd Floor  
New Rochelle, NY 10801

Trinity Cooperative Nursery  
311 Huguenot Street  
New Rochelle, NY 10801

William Latimer, Ph.D., President  
The College of New Rochelle  
29 Castle Place  
New Rochelle, NY 10805

Salesian High School  
148 East Main Street  
New Rochelle, NY 10801

Holy Name of Jesus  
70 Petersville Road  
New Rochelle, NY 10801

Westchester Area School  
456 Webster Avenue  
New Rochelle, NY 10801

Melissa A. Passarelli, Principal  
Daniel Webster Elementary School  
95 Glenmore Drive  
New Rochelle, NY 10801

New Rochelle Daycare  
11 Woodbury Street  
New Rochelle, NY 10805

Children's Center  
50 Pintard Avenue  
New Rochelle, NY 10801

Growing Minds of New York, Inc.  
466 Main Street  
New Rochelle, NY 10801

Creative Learning Center  
32 Lecount PI  
New Rochelle, NY 10801

Little Rascals Daycare  
18 Badeau P1  
New Rochelle, NY 10801

Essence Child Care  
233 Webster Avenue  
New Rochelle, NY 10801

The Learning Experience  
1 Bally P1  
New Rochelle, NY 10801

Flowers Learning Garden LLC  
27 Morris Street  
New Rochelle, NY 10801

Little Blessing Childcare/Pre-School  
10 Winyah Terrace  
New Rochelle, NY 10801

Dee's Tots Childcare  
116 Lincoln Avenue  
New Rochelle, NY 10801

Children's Center for Learning  
95 Lincoln Avenue  
New Rochelle, NY 10801

Dominique's Day Care  
58 Windsor Oval  
New Rochelle, NY 10805

TLC Transitional Learning  
555 Davenport Avenue  
New Rochelle, NY 10805

Kidz Korner New Rochelle  
555 Davenport Avenue  
New Rochelle, NY 10805

Marc M. Jerome, President  
Monroe College  
434 Main Street  
New Rochelle, NY 10801

*7. Local Community Board*

None

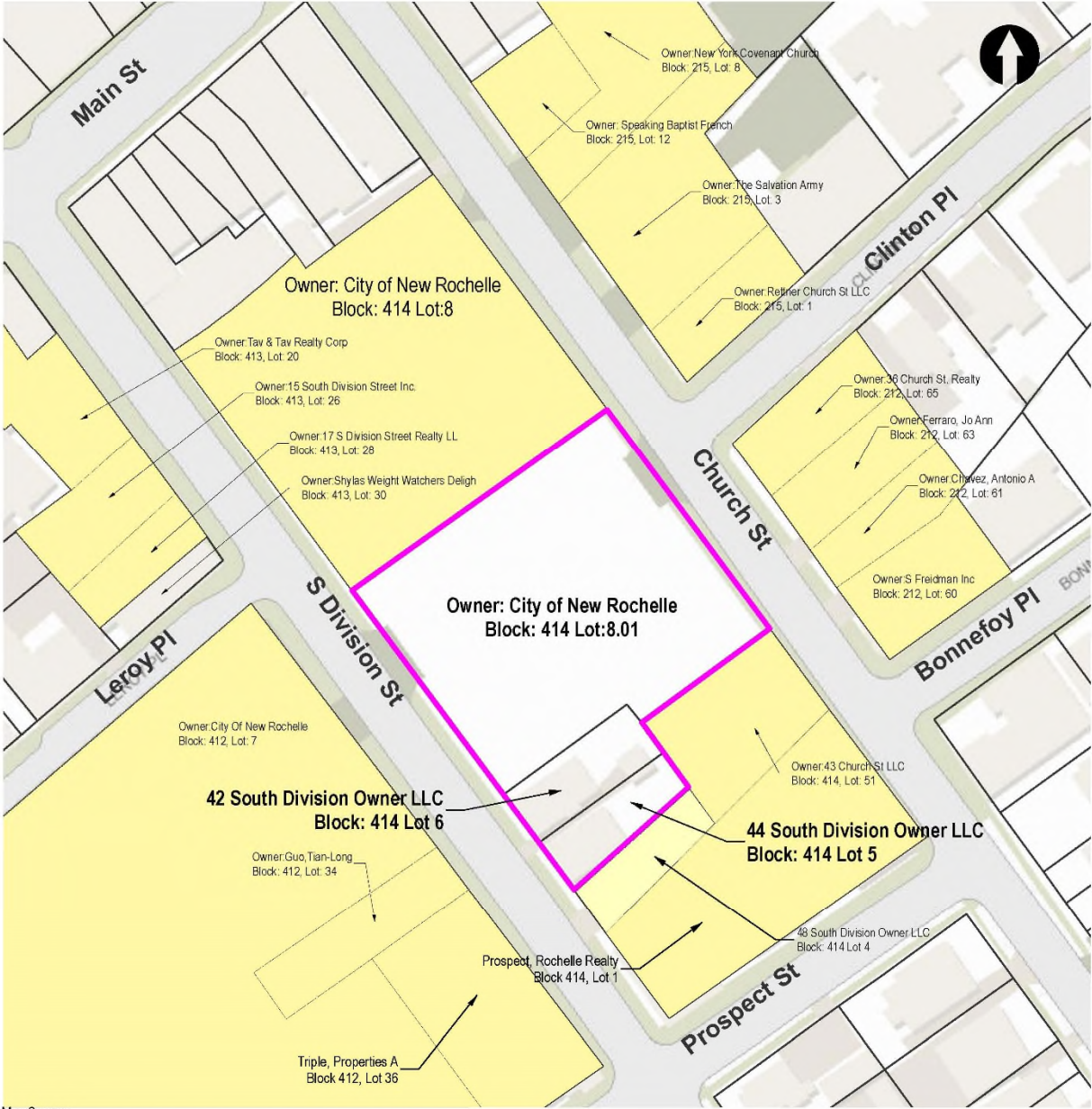
*8. Local Document Repository*

New Rochelle Public Library  
Attn: Tom Geoffino  
1 Library Plaza  
New Rochelle, NY 10801  
Phone: (914) 632-7879  
FAX: (914) 632-0262  
[tgeoffino@nrnl.org](mailto:tgeoffino@nrnl.org)

Hours: Monday-Tuesday: 9:00am-8:00pm; Wednesday: 10:00am-6:00pm; Thursday: 9:00am-8:00pm; Friday: 9:00am-5:00pm; Saturday: 9:00am-5:00pm; Sunday: 1:00pm-5:00pm



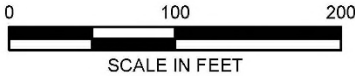
## Appendix C Site Location Map



Map Source:  
giswww.westchestergov.com (GIS database)

**LEGEND**

- BCP PROJECT SITE BOUNDARY
- ADJACENT PARCELS TO PROJECT SITE BOUNDARY
- LOT BOUNDARY



## Appendix D Brownfield Cleanup Program Process

### Appendix D– Brownfield Cleanup Program Process

