



**Department of
Environmental
Conservation**

FACT SHEET

Brownfield Cleanup Program

500 Main Street Laundry
500, 506, 510 Main St. & 12
Church St.

New Rochelle, NY 10801

SITE No. C360199
NYSDEC REGION 3

August 2021

Where to Find Information

Access project documents through the
DECinfo Locator/On-line repository
<https://www.dec.ny.gov/data/DecDocs/C360199/>
and at these location(s):

New Rochelle Public Library*
1 Library Plaza New Rochelle,
New York 10801
(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
Michael Kilmer, Project Manager
NYSDEC
21 S. Putt Corners Rd
New Paltz, NY 12561
(845) 633-5463
michael.kilmer@dec.ny.gov

Project-Related Health Questions
Stephen Lawrence
NYSDOH
Bureau of Environmental
Exposure Investigation
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-0450
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 500 Main Street Laundry Site ("site") located at 500, 506, 510 Main St. and 12 Church St., New Rochelle, Westchester County. Please see the map for the site location. The cleanup activities will be performed by BRP 500 Main LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C360199/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in August 2021 and last about 6 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of approximately 2,700 cubic yards of soil from impacted portions of the site to about 17 feet below ground surface (bgs);
- Removal of any Underground Storage Tanks (USTs) encountered during excavation activities in accordance with local, state and federal regulations;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the excavation remedy; and
- Importing clean soil that meets the established Soil Cleanup Objectives for use as backfill.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site

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workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

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 will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site is located at the northwest corner of the intersection of Main Street and Church Street in an urban portion of the City of New Rochelle. The site is a 0.79-acre rectangular parcel with four multi-story buildings, access driveways and parking lots and is occupied by churches and a clothing store that are undergoing demolition as part of the redevelopment. The site was originally developed in 1887 as a meat market and laundry that existed until at least 1896. Additional historical uses included lodging, commercial retail, jewelry facility, a fire station, auto storage, fur storage, ice rink, and church spaces. The fire station was present from 1903 until the 1990s. The site redevelopment plan is a mixed-use commercial and residential housing building.

Summary of the Investigation: Semi-volatile organic compounds (SVOCs), pesticides and metals were found in subsurface soils at concentrations above use-specific soil cleanup objectives. The SVOCs, pesticides and metals are

present at depths up to 10 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Volatile organic compounds (VOCs), SVOCs, and metals were found in groundwater exceeding groundwater standards. PFAS was detected in all wells on-site at levels exceeding the Maximum Contaminant Levels (MCLs). VOCs were also found in soil vapor samples.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360199) at:

<https://www.dec.ny.gov/cfm/EXTAPPS/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 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>

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>

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Site Location

