

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

AMN Site

260 Main Street
New Rochelle, Westchester
County

SITE No. C360201

NYSDEC REGION 3

December 2022

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360201/>
and at these location(s):

New Rochelle Public Library

1 Library Plaza
New Rochelle, NY 10801
(914) 632-7878

Who to Contact

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

Project-Related Questions

Michael Squire, Project Manager
NYSDEC
625 Broadway
Albany, NY 12223
(518) 402-9546
michael.squire@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower
Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

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

Remedy Proposed for Brownfield Site Contamination

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the AMN site ("site") located at 260 Main Street, New Rochelle, Westchester County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site including no off-site migration of contaminants in the groundwater; the depth of contamination in the soil; and lack of the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments on the "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **December 7, 2022 through January 20, 2023**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360201/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Removal of previously unidentified Underground Storage Tanks (USTs);
- Excavation and off-site disposal of contaminated soil to approximately 2 feet below ground surface (bgs) across the site. Soil will be removed to about 3 to 12 feet bgs in three approximately 15 feet by 15 feet areas in the southwest portion of the site impacted with PCBs and metals.
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential soil cleanup objectives;
- Implementation of Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities. The

BROWNFIELD CLEANUP PROGRAM

HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring and dust and odor suppressions measures;

- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site

The proposed remedy was developed by Pratt Landing Partners LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is 5.19 acres and is bordered on the northwest by Main Street, on the southwest by commercial retail, to the northeast by the New Rochelle Department of Public Works, and south by Echo Bay. It is currently unoccupied with the former armory standing vacant. Previously, the site had been used as a training ground and meeting place for servicemen, rifle range, motion picture service, and ammunition depot.

The planned redevelopment is for a mixture of retail space, apartments, and townhouses, with below-grade parking. The anticipated cleanup standard is for restricted residential use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360201) at:

<https://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related semi-volatile organic compounds (SVOCs), which are present site-wide in soil and groundwater, and PCBs and metals present in the southern portion of the site in soil and groundwater.

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>

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





Translation Available. Don't see your language? Ask!

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Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
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বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Michael Squire, 518-402-9546, michael.squire@dec.ny.gov