



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Swan Garage Kent Supply
64 Centre Ave & 8 Westchester Pl.
New Rochelle, NY 10801

SITE No. C360210

NYSDEC REGION 3

January 2023

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360210/>
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

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Project-Related Health Questions

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Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
bee@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 Swan Garage Kent Supply site ("site") located at 64 Centre Ave and 8 Westchester Place in New Rochelle, 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 Centre Point Developers LLC & Allstate Capitol LLC ("applicants") 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/C360210/>.
- 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:

- Excavation - Excavation and off-site disposal of 12,884 cubic yards of contaminated soil exceeding the Unrestricted Use soil cleanup objectives (USCOs). Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Enhanced Bioremediation using Oxygen Release Compound (ORC) - ORC is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater by raising oxygen levels in the groundwater to promote aerobic bioremediation. It was applied to the fractured bedrock surface to treat residual VOCs in groundwater following the excavation of soils from the site and prior to pouring of the foundation slab.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

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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
- Environmental Easement

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 0.560 acres and is bordered on the northwest by Westchester Place and on the southwest by Centre Avenue. Lot 8 was undeveloped between 1887 and 1903. A one-story building was constructed on Lot 8 in 1911 and was identified on the 1951-2003 maps to be used for Battery Service and Auto Repairs. Morris J. Hacker & Sons, Inc., operated a business on the property from 1972-2014. Lot 48 was developed with an 80-vehicle capacity parking garage in 1928. Maps from 1931 and 1951 note that the property was improved with a garage. The building operated as “The Wm. W. Swan Co. Garage” in 1911 and “Garage & Battery Service” in 1931. In 1960, the building was renovated and used for commercial purposes by Kent Supply Company. Lot 6 was improved with a two-story dwelling between 1887 and

1911. From 1933-2014, Lot 48 was improved with a building for car washing, greasing, and auto repair. All buildings on-site were demolished in 2019. The site is currently being redeveloped for two mixed-use apartment buildings.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360210) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/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

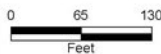
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

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Site Location



Site Location Map

Swan Garage Kent Supply Site
City of New Rochelle, Westchester County
Site No. C360210



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