DECISION DOCUMENT

Block 417 New Rochelle
Brownfield Cleanup Program
New Rochelle, Westchester County
Site No. C360216
August 2022

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Block 417 New Rochelle
Brownfield Cleanup Program
New Rochelle, Westchester County
Site No. C360216
August 2022

Statement of Purpose and Basis

This document presents the remedy for the Block 417 New Rochelle site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Block 417 New Rochelle site, and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the above referenced site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or alternatives analysis (AA). The IRM undertaken at this site is discussed in Section 6.2.

Based on the implementation of the IRM, the findings of the investigation of this site indicate that the site does not pose a threat to human health or the environment; therefore, No Further Action is the selected remedy. The remedy may include continued operation of a remedial system if one was installed during the IRM and the implementation of any prescribed institutional controls/engineering controls (ICs/ECs) that have been identified as being part of the remedy for the site.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

8/9/2022
Date

Janet E Brown
Janet Brown, Director
Remedial Bureau C

DECISION DOCUMENT

Block 417 New Rochelle
New Rochelle, Westchester County
Site No. C360216
August 2022

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site resulted in threats to public health and the environment that were addressed by actions known as interim remedial measures (IRMs), which were undertaken at the site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or alternative analysis (AA). The IRM undertaken at this site is discussed in Section 6.2.

Based on the implementation of the IRM, the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment. The IRM conducted at the site attained the remediation objectives identified for this site, which are presented in Section 6.5, for the protection of public health and the environment. No Further Action is the selected remedy. A No Further Action remedy may include continued operation of any remedial system installed during the IRM and the implementation of any prescribed controls that have been identified as being part of the remedy for the site. This Decision Document identifies the IRM conducted and discusses the basis for No Further Action.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made

available for review by the public at the following document repositories:

DEC Info Locator online repository at: https://www.dec.ny.gov/data/DecDocs/C360216/

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

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Site Location: The 0.344-acre site is located at 327-329 Huguenot Street, New Rochelle, New York, in a mixed-use downtown commercial and residential neighborhood undergoing significant revitalization as the result of the BCP.

Site Features: The site was excavated to bedrock as part of an Interim Remedial Measure (IRM) completed under the BCP. Construction of a multi-story residential apartment complex is currently underway.

Current Zoning and Land Use: The site is located in the Downtown Business (DB) and Downtown Overlay (DO-2) Gateway Transition Districts. Allowed uses in these districts include stores, retail, offices, and residential units on the second floor and above in buildings. A church is located north of the site. Huguenot Street is located east of the site. Centre Avenue and the Centre Avenue BCP site (C360182) are located south of the site. Commercial properties are present to the west of the site. The surrounding properties also include stores, restaurants, commercial buildings, and residential buildings. The closest residential area is an apartment building located approximately 450 feet to the north of the site. The closest rail line is located approximately 0.034 miles away from the site.

Past Use of the Site: Maps from 1911-1951, show the site is occupied by D&L Apartments, a complex comprised of street level stores with apartments above. Maps between 1951 and 1992 continue to show D&L Apartments, but the buildings were noted to be vacant. The City of New Rochelle acquired the site through a condemnation proceeding in 1990. In the 1993 map, the apartments are no longer present. The current parking lot is likely to have been constructed by

the city after building demolition, and maps from 1994 to 2003 depict the site as a parking lot.

Site Geology and Hydrogeology: Subsurface geology generally consisted of unconsolidated fill from the surface down to depths of 11 feet below grade surface (bgs), followed by weathered bedrock which extends from 10 to 22 feet bgs, beneath which more competent bedrock was encountered. Bedrock consisted of dark gray, weathered, hard, slightly to intensely fractured gneiss; overlying dark gray, slightly weathered, hard, slightly fractured to moderately fractured schist, with high angle foliations/banding. Groundwater depths ranged from 8.5 to 21.5 ft bgs across the site, indicating that some shallow water-bearing fractures are present in the decomposed rock. Bedrock groundwater flow direction was determined to be in the southwesterly direction.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative which allows for unrestricted use of the site was evaluated.

A comparison of the results of the investigation against unrestricted use standards, criteria and guidance values (SCGs) for the site contaminants is available in the Remedial Investigation (RI) Report.

SECTION 5: ENFORCEMENT STATUS

The Applicants under the Brownfield Cleanup Agreement are Volunteers. The Applicants do not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If

other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

perfluorooctane sulfonic acid	DDT
perfluorooctanoic acid	DDD
lead	DDE
barium	dieldrin
copper	benzo(a)anthracene
mercury	benzo(a)pyrene
nickel	benzo(b)fluoranthene
zinc	benzo(k)fluoranthene
PCB Aroclor 1254	indeno(1,2,3-cd)pyrene

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media and areas of the site required remediation. These

media were addressed by the IRM(s) described in Section 6.2. More complete information can be found in the RI Report and the IRM Construction Completion Report.

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

The following IRM(s) has/have been completed at this site based on conditions observed during the RI.

Soil Removal

Excavation and off-site disposal of all on-site soils down to bedrock which exceed unrestricted soil cleanup objectives (USCOs) for semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, and metals as defined by 6 NYCRR Part 375-6.8 was completed as an IRM. Approximately 11,150 cubic yards of contaminated soil was removed from the site. Approximately 925 cubic yards of clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) was brought in to complete the backfilling of the excavation and establish design grades.

The IRM work is documented in a Construction Completion Report (CCR) dated January 2022.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Remediation at the site is complete. Remedial actions thus far have successfully achieved soil cleanup objectives for unrestricted use.

Prior to Completion of Remediation:

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. The primary contaminants of concern included VOCs, SVOCs, PCBs, pesticides, and metals, in soil, VOCs, metals, and the emerging contaminants PFAS in the groundwater, and VOCs in soil vapor.

Soil - A total of 34 soil samples were collected during the remedial investigation from 16 borings across the site. Several constituents were identified at concentrations that exceeded their Unrestricted Soil Cleanup Objectives (USCOs). The following is a list of those compounds and the maximum exceedance: benzo(a)anthracene 7.17 parts per million (ppm) vs USCO of 1 ppm,

benzo(a)pyrene 3.68 ppm vs USCO of 1 ppm, benzo(k)fluoranthene 0.9 ppm vs USCO of 0.8 ppm, benzo(b)fluoranthene 3.66 ppm vs USCO of 1 ppm, chrysene 8.97 ppm vs USCO of 1 ppm, dibenzo(a,h)anthracene 0.558 ppm vs USCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 1.75 ppm vs USCO of 0.5 ppm, barium 418 ppm vs USCO of 350 ppm, copper 63.8 ppm vs USCO of 50 ppm, lead 823 ppm vs USCO of 63 ppm, mercury 0.54 ppm vs USCO of 0.18 ppm, nickel 70.5 ppm vs USCO of 30 ppm, zinc 564 ppm vs USCO of 109 ppm, 4,4'-DDE 0.221 ppm vs USCO of 0.0033 ppm, 4,4'-DDD 0.0321 ppm vs USCO of 0.0033 ppm, 4,4'-DDT 1.18 ppm vs USCO of 0.0033 ppm, dieldrin 0.0234 ppm vs USCO of 0.005 ppm, PCBs 274 parts per billion (ppb) vs USCO of 100 ppb.

Perfluorooctanesulfonic acid (PFOS) was detected in 3 out of 34 samples collected throughout the site with a maximum concentration of 1.8 ppb. Perfluorooctanoic acid (PFOA) and 1,4-dioxane were not detected in any samples.

All on-site soils were excavated down to the bedrock surface and transported off-site for disposal as part of a soil removal IRM. Therefore, following the IRM, there are no soils remaining that exceed the USCOs. There is no indication that soil contamination extends off-site.

Groundwater - A total of four groundwater wells were installed in bedrock throughout the site prior to the IRM and analyzed for VOCs, SVOCs, PCBs, pesticides, metals and cyanide as well as the emerging contaminants PFAS and 1,4-dioxane.

The following metals were detected in at least one unfiltered groundwater sample in exceedance of groundwater standards (AWQS): iron 12,000 ppb vs AWQS of 300 ppb, manganese 1690 ppb vs AWQS 300 ppb, sodium 450,000 ppb vs AWQS of 20,000 ppb, and lead 46 ppb vs AWQS 25 ppb. Iron, manganese, and sodium appear to be background levels with no distinction between upgradient and downgradient monitoring wells. These compounds are typically naturally occurring or related to road salt application. Lead was only detected in one monitoring well at 46 ppb (unfiltered) vs a groundwater standard of 25 ppb; it's likely that this detection was due to suspended solids in the sample. With all soils on-site excavated as part of an IRM, there is no longer any on-site source to contribute to the groundwater contamination.

For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 49.7 and 81.5 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. The PFAS levels observed are within the range of background levels in the groundwater of the New Rochelle area. The highest concentrations were observed along Centre Ave which is adjacent to the Centre Avenue Development – South site (C360182) with a known PFAS groundwater source area.

PCBs, VOCs, pesticides, and 1,4-dioxane were not detected in the on-site bedrock groundwater.

Soil Vapor - A total of six soil vapor samples were collected from locations throughout the site prior to the implementation of the IRM. Primarily petroleum related contaminants were detected in all six soil vapor samples. Only one chlorinated VOC, tetrachloroethene (PCE), was detected in two of the six soil vapor samples at relatively low detections at 5.8 ug/m3 and 12 ug/m3. The detections of PCE were from samples collected from the southern end of the site in the direction

of known groundwater contamination from the Industrial Overall Services Corp. Superfund site (360109) and Centre Ave Development South BCP site (C360182). As such, it appears that the soil vapor detected on-site is from an off-site source.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Remedial measures taken at the site have eliminated all concerns for contact with site-related contamination.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives (RAOs) for this site are:

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.
- Prevent impacts to biota from ingestion/direct contact with soil causing toxicity or impacts from bioaccumulation through the terrestrial food chain.

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

RAOs for Environmental Protection

- Remove the source of ground or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

Based on the results of the investigations at the site, the IRM that was performed, and the evaluation presented here, the Department has selected No Further Action as the remedy for the site. The Department believes that this remedy is protective of human health and the environment and satisfies the remediation objectives described in Section 6.5.

The elements of the remedy, including the IRM already completed, are listed below:

1. No Further Action based on excavation previously performed as an IRM

Excavation and off-site disposal of all on-site soils down to bedrock, which included all soils exceeding unrestricted SCOs for semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, and metals, as defined by 6 NYCRR Part 375-6.8. 11,150 cubic yards of contaminated soil was removed from the site. Approximately 925 cubic yards of clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) was brought in to complete the backfilling of the excavation and establish design grades. One 275-gallon Underground Storage Tank (UST) on the western edge of the site associated with a historic gas station was identified, removed, and disposed off-site during the soil excavation IRM. A soil vapor intrusion evaluation was completed as part of the IRM for the future on-site structure documenting the soil vapor results, removal of all potential soil sources, a lack of VOC groundwater contamination, and construction elements of the redevelopment. The IRM achieved the soil, groundwater and soil vapor RAOs for the site.

2. Green Remediation

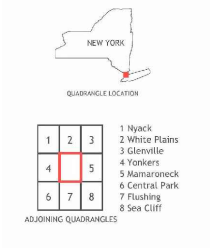
Green remediation principals and techniques were implemented to the extent feasible in the site management of the remedy as per DER-31. The major green remediation components include as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long-term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

REFERENCE:
HISTORICAL TOPOGRAPHICAL MAP OBTAINED FROM USGS DATABASE, DATED 2019.

Scale 1"=2000'

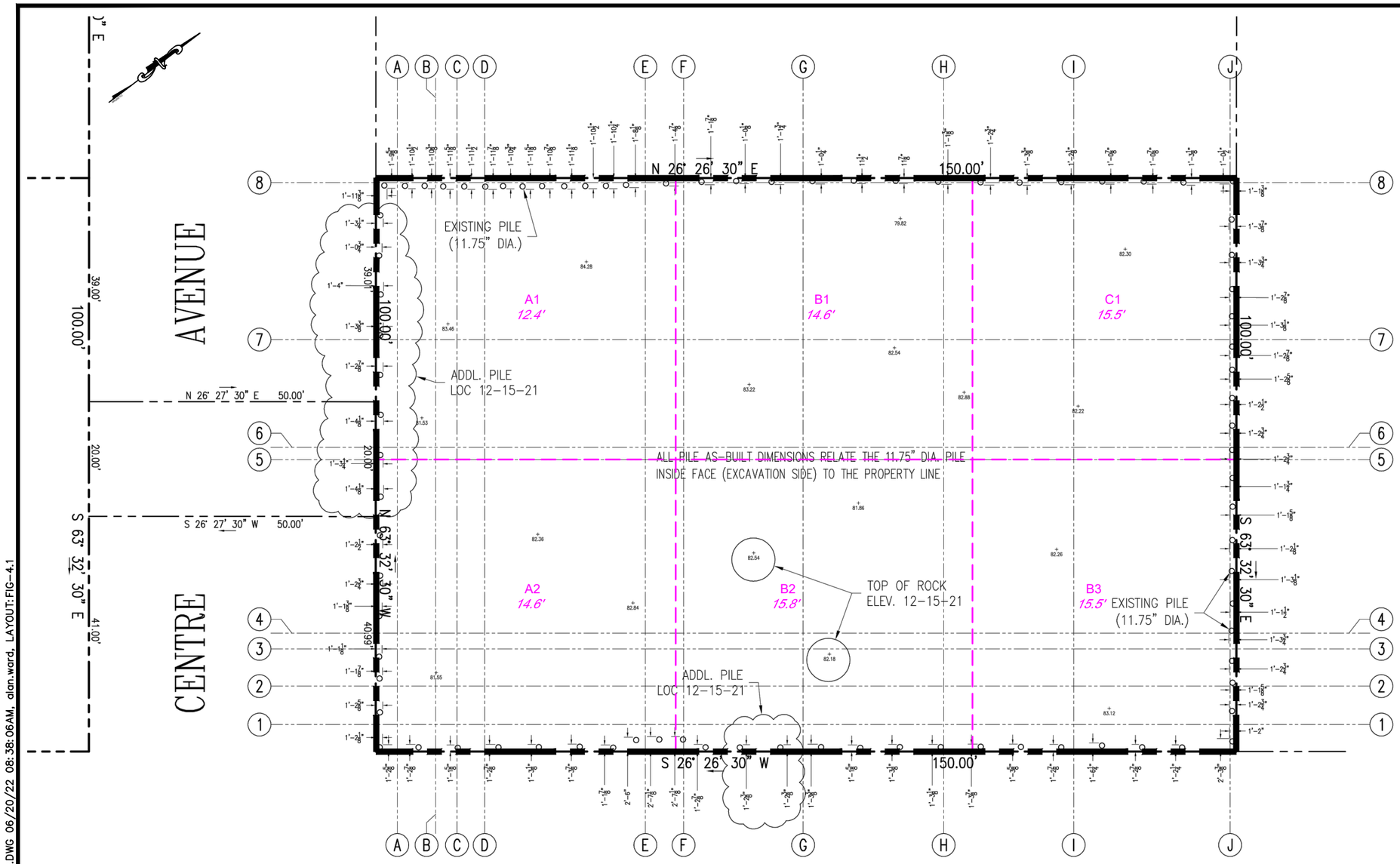
0 2000 4000



329 HUGUENOT STREET NEW ROCHELLE, NEW YORK	FIG-1.1
SITE LOCATION MAP	DRAWN BY: aas CHECKED BY: JAM SCALE: AS NOTED DATE: 01/07/2021 JOB NO.: 11571

SESI CONSULTING ENGINEERS D.P.C.
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

N:\ACAD\11571\CAD\PHASE II\11571 – FIG-1 – SITE LOCATION MAP.DWG 01/07/21 12:01:40PM, aas, LAYOUT:FIG-1



LEGEND:

- A1 / 14.6' - GRID CELL DESIGNATION; AVERAGE EXCAVATION DEPTH IN FEET PER GRID CELL (TO BEDROCK)
- + 82.18 - SURVEYED ELEVATION OF BEDROCK SURFACE IN FT-AMSL
- PROPERTY LINE & BCP SITE BOUNDARY

SCALE: 1"=20'

0 20 40

REFERENCE
SITE INFORMATION TAKEN FROM "S.O.E. PILE AS-BUILT" PREPARED BY LINE & GRADE SURVEYORS, D.P.C. DATED 11-24-01.

NOTE:
THIS PLAN IS FOR LOCATING EXCAVATION AREAS ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.

dwg by: AG
chk by: MF
scale: 1" = 40'
date: 04/25/2022

SESI CONSULTING ENGINEERS D.P.C.
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

329 HUGUENOT STREET
NEW ROCHELLE, NEW YORK

EXCAVATION PLAN

job no: 11571
drawing no:

FIG-4.1

1 of 1

N:\ACAD\11571\CAD\11571 - IRM EXCAVATION MAP.DWG 06/20/22 08:38:06AM, alan.ward, LAYOUT:FIG-4.1