



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Garden St Apartments
11 Garden Street
New Rochelle, NY 10801

November 2020

SITE No. C360188
NYSDEC REGION 3

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360188/>
and at these location(s):

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

(*Repositories may be temporarily
unavailable/limited hours 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

Steve Berninger
NYSDOH
Empire State Plaza – Corning Tower
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

Investigation Completed; Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report (RIR) and proposed remedy for the Garden Street Apartments site ("site") located at 11 Garden Street, in the city of New Rochelle, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

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 and levels of the existing contaminants identified in site soils, groundwater, and soil vapor.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **November 4 through December 26, 2020.**

- Access the draft RIR and draft RAWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C360188/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments on the draft RAWP to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Unrestricted Use remedy consists of:

- Excavation and off-site disposal of contaminated soil to a depth of approximately 15 feet below surface grade across the site;
- Collection and analysis of post-remediation soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established soil cleanup objectives for use as backfill;
- Evaluation of soil vapor intrusion following soil removal;
- Implementing a health and safety plan and a community air monitoring plan during all ground intrusive activities; and

- If an unrestricted use cleanup is not achieved, an Environmental Easement will be recorded, and a Site Management Plan implemented to ensure proper site use and controls are maintained.

The proposed remedy was developed by G&G Garden Street LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

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 0.902 acres and is bordered on the north by Garden Street and on the south by the Metro-North railroad. The site had a wide range of historic uses, including blacksmithing, auto repair, baking, woodworking, and residential. Between 1996 and 2003, all remaining structures were demolished, and since 2003, the site has been used as a municipal parking lot.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360188) at:
<https://www.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface soils at concentrations above the unrestricted use soil cleanup objectives.

The PAHs and metals are present at depths up to 15 feet below grade and are likely associated with the historic fill, which is present throughout the site.

The site is planned to be redeveloped into an apartment complex with a parking garage.

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

