



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at this location:
<https://www.dec.ny.gov/data/DecDocs/C360192/>.

Document Repository

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

(Physical 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

Parag Amin, Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9662 (office)
parag.amin@dec.ny.gov

Project-Related Health Questions

Shaun J. Surani
NYSDOH
Bureau of Environmental Exposure
Investigation
New York State Department of Health
Empire State Plaza
Corning Tower, Room 1787
Albany, New York, 12237
518-402-1338
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

10 Commerce Drive Rail Yard
10 Commerce Drive
New Rochelle, NY 14614

SITE No. C360192

NYSDEC

September 2021

REGION 3

Report Recommends Cleanup of Contamination, Remedy Proposed for Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report and the proposed remedy for the 10 Commerce Drive Rail Yard ("site") located at 10 Commerce Drive, New Rochelle, New York. The public is invited to comment on a proposed remedy.

Based on the findings of the investigation summarized below, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site requires remediation.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **September 9 through October 23, 2021**.

- Access the RIR, RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360192/>.
- The 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.

Highlights of the Remedial Investigation Report:

Based on the field investigation, the groundwater results indicated that the site groundwater has been impacted by volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), one pesticide, and several metals. An IRM (Interim Remedial Measure) was implemented in 2020 that included removal of on-site soils which exceeded unrestricted soil cleanup objectives (SCOs). The IRM removed any future sources of groundwater contamination at the site.

Sub-slab vapor sampling was completed as part of the RI. Sampling detected petroleum hydrocarbon (PHC) and chlorinated VOCs which have the potential to result in soil vapor intrusion (SVI) into the first floor of the building currently under construction if left unaddressed. As a result, a SVI evaluation of the on-site building is required. However, exposure to the VOC vapors has been addressed by proactively installing a passive sub-slab depressurization system (SSDS) and vapor barrier beneath this area of the building. If the SVI evaluation to be performed identifies indoor air impacts, the SSDS system will be required to be made active.

BROWNFIELD CLEANUP PROGRAM

Draft Remedial Work Plan (RAWP): Based on the remedial actions already undertaken, the proposed conditional Track-1 (i.e., unrestricted use) remedy consists of:

- Development of a long-term Site Management Plan (SMP). The SMP will include provisions for periodic monitoring of site groundwater and performing further SVI evaluation of the on-site building. If monitoring indicates that the remedy is protective to support unrestricted use of the site, the volunteer can petition the Department to extinguish EE (see below) and SMP;
- Recording of the Environmental Easement which will require development and implementation of the site Management Plan (SMP).

Next Steps: NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see “Where to Find Information” at left). As noted above, the applicant has developed a cleanup plan, called a "Remedial Work Plan" which is the subject of this comment period. This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work.

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 comprised of one acre parcel (1-238-0005) located at 10 Commerce Drive, New Rochelle New York. The site is located within the commercial area of the city in the vicinity of the commuter train station.

In the early 1900s a railroad and various coal and oil companies operated on-site. In 1980, a commercial building was constructed which was demolished in 2020. An Interim

Remedial Measure (IRM) was implemented in 2020 to excavate soils exceeding unrestricted use soil cleanup objectives (SCOs). Five underground storage tanks (USTs) encountered during the IRM were also removed and disposed off-site. Approximately 25,700 tons of material was excavated and properly disposed off-site. Currently, a multi-story residential apartment building is being constructed on-site with a garage and lobby.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360192) at:

<http://www.dec.ny.gov/cfm/xtapps/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:

<http://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

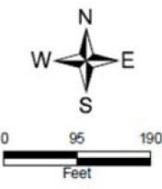
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map



10 Commerce Drive Rail Yard
City of New Rochelle, Westchester County
Site No. C360192