



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program
Street

28 South Division Street
28, 42, 44 & 48 South Division

New Rochelle, NY 10805

SITE No. C360198

April 2021

NYSDEC REGION 3

Where to Find Information

Access project documents through the
DECinfo Locator

[https://www.dec.ny.gov/data/DecDocs/
C360198/](https://www.dec.ny.gov/data/DecDocs/C360198/)

and at these location(s):

New Rochelle Public Library*

1 Liberty Plaza
New Rochelle, NY 10801
(914) 632-7879

**Repositories may be temporarily
unavailable due to COVID-19
precautions. If you cannot access the
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

Greta White, P.G., Project Manager
NYSDEC
625 Broadway, Albany, NY 12207
(518) 402-2029
greta.white@dec.ny.gov

Project-Related Health Questions

Daniel Tucholski
NYSDOH
BEEI Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 486-7016
beci@health.ny.gov

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

Investigation Completed; Cleanup Remedy Proposed

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has approved the Remedial Investigation Report and is reviewing the proposed Remedial Action Work Plan (RAWP) for the 28 South Division Street site ("site") located at 28, 42, 44 and 48 South Division Street, New Rochelle, New York. Please see the map for the site location. The public is invited to comment on the proposed remedy.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **April 22 through June 5, 2021.**

- Access the RAWP, RIR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360198/>.
- 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 Action Work Plan: The proposed conditional track 1 (i.e., unrestricted use) remedy consists of:

- Excavation and off-site disposal of contaminated soil exceeding the unrestricted use soil cleanup objectives to depths of approximately 4 to 12 feet below ground surface across the site;
- Removal of any encountered underground storage tanks (USTs) and related piping and appurtenances, as necessary; evidence suggests there's likely at least one tank;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established soil cleanup objectives for use as backfill, as needed;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Post-construction vapor intrusion evaluation to determine the need (if any) for mitigation;
- If an unrestricted use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems; and
- If an unrestricted use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by 28 South Division Owner 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 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(s) 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 four adjacent lots (8, 6, 5 and 4) located at 28, 42, 44 and 48 South Division Street in New Rochelle, New York. The site is a 1.066 acre vacant lot bounded to the north by vacant land followed by a mix of commercial and residential buildings, to the south by a residential building, to the west by Division Street, and to the east by Church Street. The portion of the site that is 28 South Division Street formerly housed a portion of a two story, 62,500 square foot municipal parking garage (constructed circa 1972-73), which was demolished and removed in 2018. Prior to this, industrial and automotive operations occurred on-site between circa 1892 and 1951, including a garage with tire repairs, and several upholsterers. The portion of the site that is comprised of 42, 44 and 48 South Division Street have historically been residential. The proposed redevelopment of the site is to include a 28-story, mixed use, commercial and residential building with an underground parking garage and public pedestrian plaza.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360198) at:

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

Summary of the Investigation: Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface

soils at concentrations above use-specific soil cleanup objectives. The PAHs and metals are present at depths up to four feet below grade across the site, and as deep as 12 feet below grade in select areas and are likely the result of past industrial/automotive site uses and historic fill, which is present throughout the site. Two volatile organic compounds (VOCs) and several metals exceed groundwater quality standards. VOC detections in soil vapor may also be attributed to former on-site industrial/automotive uses and/or background groundwater contamination in the vicinity of the site. Based on the findings of the investigation, NYSDEC, in consultation with the NYSDOH, has determined that the site does not pose a significant threat to public health or the environment.

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:

<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

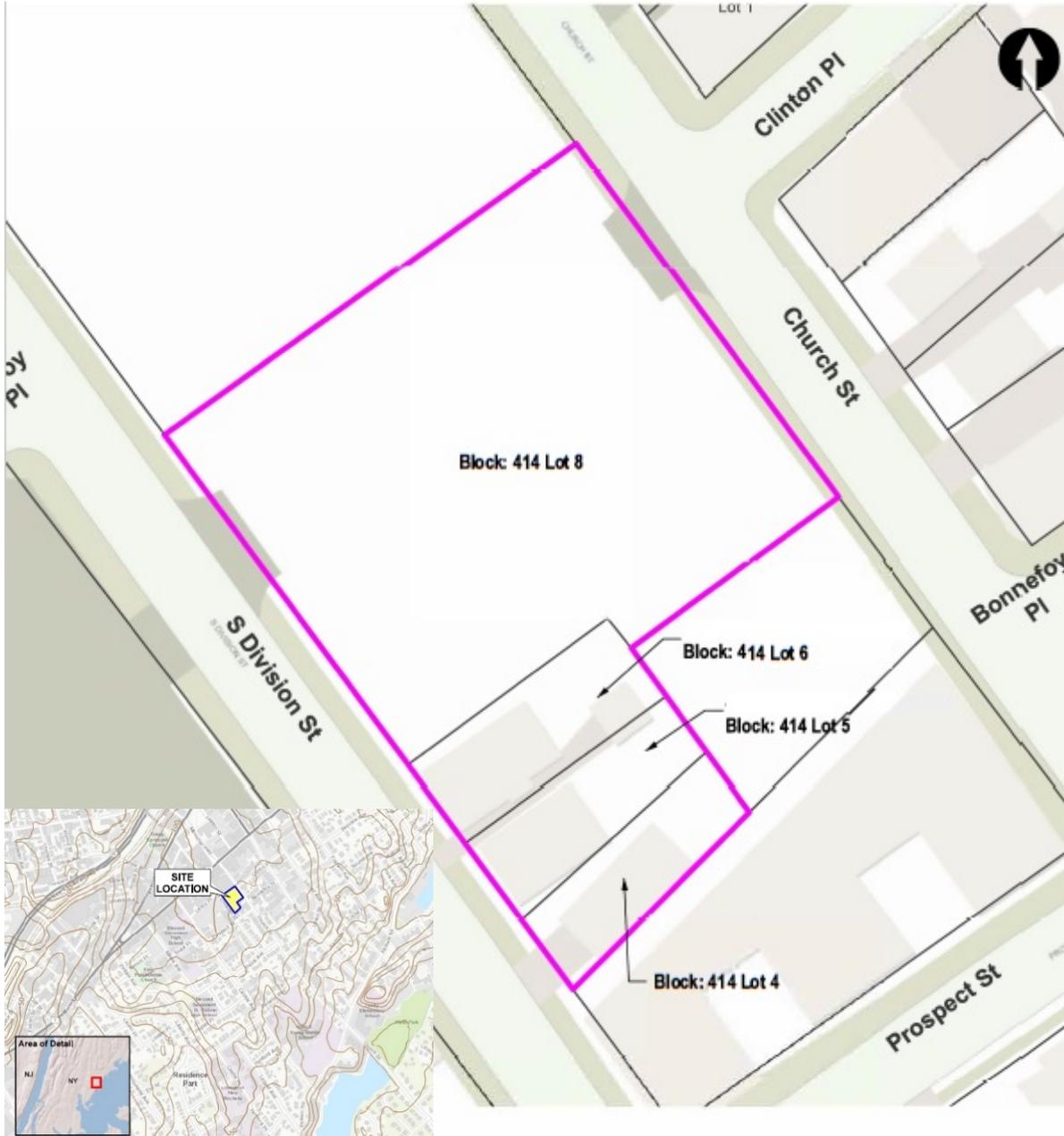
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



Parcel Address	Section No.	Block No.	Lot No.	Acreage	Zoning
28 Division Street South	8	414	lot 8.01	0.811	DC-2
42 Division Street South	8	414	lot 6	0.095	DC-2
44 Division Street South	8	414	lot 5	0.080	DC-2
48 Division Street South	8	414	lot 4	0.080	DC-2

LEGEND

- BCP PROJECT BOUNDARY
- LOT BOUNDARY

