



FACT SHEET

Brownfield Cleanup Program

500 Main Street Laundry
500, 506, 510 Main St. & 12
Church St.
New Rochelle, NY 10801

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360199/>
and at these location(s):

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

*(*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

Kimberly Junkins, Project Manager
NYSDEC
21 S. Putt Corners Rd
New Paltz, NY 12561
(845) 633-5457
kimberly.junkins@dec.ny.gov

Project-Related Health Questions

Stephen Lawrence
NYSDOH
Bureau of Environmental
Exposure Investigation
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-0450
beei@health.ny.gov

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

November 2020

SITE No. C360199
NYSDEC REGION 3

Investigation Completed; Cleanup Remedy Proposed for Brownfield Site Contamination;

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing the Remedial Investigation Report (RIR) and proposed Remedial Action Work Plan (RAWP) for the 500 Main Street Laundry site ("site") located at 500, 506, & 510 Main Street & 12 Church Street, New Rochelle, Westchester County. Please see the map for the site location. The public is invited to comment on the proposed remedy.

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.

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 18 through January 1, 2021.**

- Access the RAWP, RIR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360199/>.
- 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 Work Plan: The proposed unrestricted use remedy consists of:

- Excavation and off-site disposal of contaminated soil exceeding the unrestricted use soil cleanup objectives (SCOs) to depths of approximately 3 to 10 feet below grade surface across the site;
- Removal of two underground storage tanks (USTs) and related piping and appurtenances;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Installation of piping for a sub-slab depressurization system (SSDS) should the post-construction vapor evaluation require an active SSDS;
- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- 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.

The proposed remedy was developed by BRP 500 Main LLC (“applicant(s)”) 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 located at the northwest corner of the intersection of Main Street and Church Street in an urban portion of the City of New Rochelle. The site is a 0.79-acre rectangular parcel with four multi-story buildings, access driveways and parking lots. The site is currently occupied by churches and a clothing store. The site was originally developed in 1887 as a meat market and laundry that existed until at least 1896. Additional historical uses included lodging, commercial retail, jewelry facility, a fire station, auto storage, fur storage, ice rink, and church spaces. The fire station was present from 1903 until the 1990s. The site redevelopment plan is a mixed-use commercial and residential housing building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360199) at:

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

Summary of the Investigation: Semi-volatile organic compounds (SVOCs), pesticides and metals were found in

subsurface soils at concentrations above use-specific soil cleanup objectives. The SVOCs, pesticides and metals are present at depths up to 10 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Volatile organic compounds (VOCs), SVOCs, and metals were found in groundwater exceeding groundwater standards. PFAS was detected in all wells on-site at levels exceeding the Maximum Contaminant Levels (MCLs). VOCs were also found in soil vapor samples.

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

