



**Department of
Environmental
Conservation**

FACT SHEET

Brownfield Cleanup Program

**Block 417 New Rochelle
327-329 Huguenot Street
New Rochelle, NY 10801**

SITE No. C360216

NYSDEC REGION 3

August 2021

Where to Find Information:

DEC Info Locator – Web Application

<https://www.dec.ny.gov/data/DecDocs/C360216/>

New Rochelle Public Library*

1 Library Plaza
New Rochelle, NY 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

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

Eamonn O’Neil
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7877
beci@health.ny.gov

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

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at the Block 417 New Rochelle site (“site”) located at 327-329 Huguenot Street, New Rochelle, Westchester County. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The activities will be performed by RFMCH Huguenot Property Owner II LLC and RFMCH Huguenot Development Partners II LLC (“applicants”) with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **August 18** through **September 18, 2021**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C360216/>.
- 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.

Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The IRM work plan describes proposed cleanup activities that include:

- Excavation and off-site disposal of approximately 11,00 cubic yards of contaminated soil to bedrock, which is located approximately 15 feet below surface grade;
- The removal of any underground storage tanks (USTs) that may be encountered;
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established soil cleanup objectives for use as backfill; and

BROWNFIELD CLEANUP PROGRAM

- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

Site Description: The 0.344-acre site is bordered on the south by Centre Avenue and on the east by Huguenot Street. The site is currently being used as a parking lot and contains no structures. The site was used for residential purposes (apartment building) in the early 1900s until 1990 when the City of New Rochelle acquired the site, demolished the building, and converted the site into a parking lot. The anticipated redevelopment includes a mixed-use residential/commercial apartment building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360216) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs), metals, and pesticides which are present site-wide in soil and groundwater. The SVOCs and metals are likely related to historic fill. Pesticides are likely from historic use on the property. Additional investigation of the site will be completed by the applicants prior to implementation of the IRM.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

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.

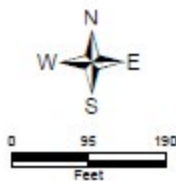
DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

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Site Location



Site Location Map

Block 417 New Rochelle
City of New Rochelle, Westchester County
Site No. C360216