

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by e-mail*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER e-mail listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the e-mail address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have e-mail access.

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<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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Receive Site Fact Sheets by *E-Mail*. See "For More Information" to Learn How.

Site Name: The Huguenot
DEC Site #: C360157
Address: 381-393 Huguenot Street
 New Rochelle, NY 10801

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate The Huguenot site ("site") located at 381-393 Huguenot Street, 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 locations identified below under "Where to Find Information."

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C360157>

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 381-383 Huguenot LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **February 7, 2018** through **March 12, 2018**. The proposed plan is available for review at the locations identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs), metals and PCBs in soil and/or groundwater on-site.

The Remedial Investigation (RI) will supplement previously obtained information to fully delineate the nature and extent of contamination present, and will include the following:

- completion of soil borings on-site to further characterize the subsurface soil conditions;
- installation of monitoring wells to assess the groundwater conditions both on- and off-site; and
- a Vapor Intrusion (VI) assessment of occupied structures surrounding the site, including the collection and laboratory analysis of indoor air and sub-slab soil vapor samples.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located in an urban area at 381-393 Huguenot Street, in New Rochelle, Westchester County, New York. The site is bound to the north by a vacant store (first floor) with a residential unit above; to the south by a three-story residential apartment building and a one-story residential building; to the east by Huguenot Street and beyond by a gasoline filling station; and to the west by an office building/warehouse.

Site Features: The subject property consists of four irregular-shaped parcels (Lots 3A, 4, 5 and 7) totaling approximately 0.39 acres. The property currently maintains two structures. Lot 7 currently maintains an irregular-shaped one-story building (with partial basement), with an approximate footprint of 3,400 square feet. This building is currently utilized for office and storage space associated with a U-Haul business, a real-estate firm, and a janitorial supply business. The first floor of the buildings maintained on Lots 3A and 4 house a church ministry, with the second floors occupied by one residential unit in each. The basement on Lot 4 is occupied by a hydraulic repair business.

Current Zoning and Land Use: The site and surrounding parcels are currently utilized for mixed commercial and residential uses. The site is located within the City of New Rochelle’s recently designated Downtown Overlay Zone (DOZ). The DOZ is part of a new zoning plan adopted in 2015 to re-establish the downtown as a center of vibrancy within a mixed-use, transit-oriented setting. The characteristics of the site allow a building of up to six stories, with the provision by the developer of a community benefit.

Past Use of the Site: The northern portion of the site (Lots 3A and 4 at 381 and 383 Huguenot Street) has been utilized for dry cleaning services since 1931, and for manufacturing since the 1970s to 2010s. The potential source of contamination in this area includes former dry-cleaning operations and the former fuel oil underground storage tanks (USTs). The central portion of the site (Lot 5 at 385 & 387 Huguenot) has maintained a residential dwelling since 1931, and has been used for truck and trailer parking since the 1990s. The potential source of contamination in this area includes a former fuel oil UST, which was removed prior to 1997. The southern portion of the site (Lot 7 at 391 and 393 Huguenot) has maintained a gasoline filling station from 1930s to 1950s, and then a car wash and warehouse from 1970s to 2010s. The potential source of contamination in this area includes former gasoline USTs and a car wash operation. In addition, urban fill material was encountered throughout the site.

A spill was reported on June 6, 1996 at 381 Huguenot Street due to soil and groundwater contamination encountered during a previous site investigation, and currently remains open (NYSDEC Spill #9604099). Phase I and II Environmental Site Assessments (ESAs) were performed in March 2016 at the site to evaluate potential environmental impacts. In February 2017 a Supplemental Subsurface Investigation (SSI) was conducted at the site to further define the environmental impacts present on-site.

Site Geology and Hydrogeology: Soil conditions encountered during the Phase II ESA and the SSI field activities indicate that the subsurface soil consists of dark to brown medium to coarse sand from grade to 10 feet below the ground surface. Groundwater was encountered at approximately 6 to 8 feet below grade. Groundwater on-site flows in a west-northwest direction. Bedrock was encountered at depths between approximately 19 and 24 feet below grade. Overlying the more competent bedrock, the top of completely weathered rock was encountered at depths between approximately 10 and 20 feet below grade.

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

New Rochelle Public Library
Attn: Larry Sheldon
One Library Plaza
New Rochelle, NY 10801
Phone: 914-813-3749
lsheldon@wlsmail.org

NYSDEC Region 3
21 S. Putt Corners Road
New Paltz, NY 12561
Phone: 845-256-3154
Please call for an appointment

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

Daniel Lanners
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9652
daniel.lanners@dec.ny.gov

Site-Related Health Questions

Eamonn O'Neil
New York State Department of Health
Empire State Plaza, Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

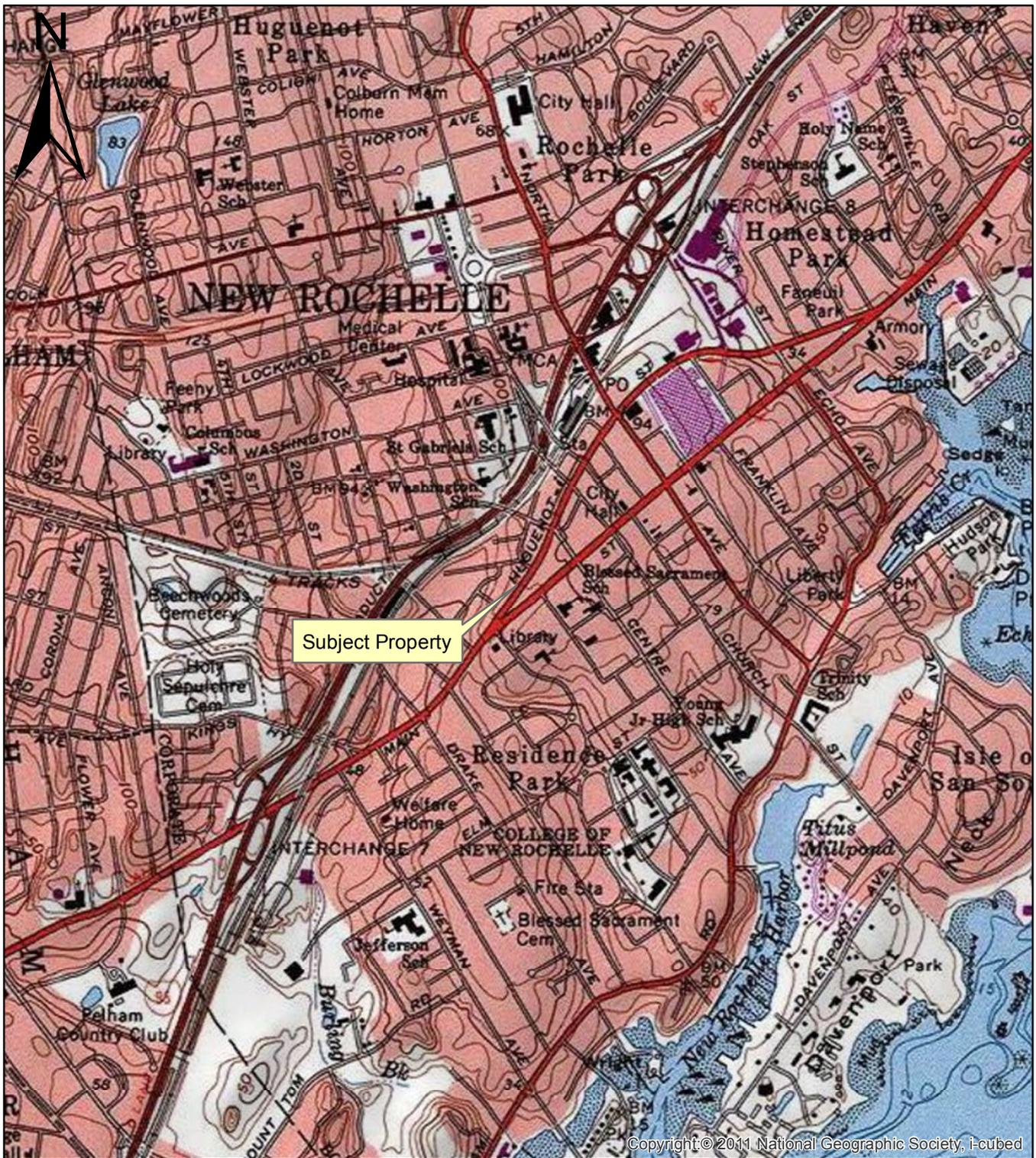
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by E-Mail

Have site information such as this fact sheet sent right to your e-mail inbox. NYSDEC invites you to sign up with one or more contaminated sites county e-mail listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



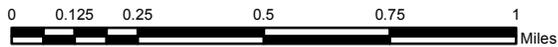
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.



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USGS 7.5 Minute Quadrangle Topographic Map (2011)

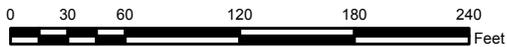
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TITLE	SITE LOCATION MAP		Figure No.
			01
PROJECT	381-393 Huguenot Street New Rochelle, New York		Project No.
			2015-188
	DESIGN	WF	1-18-2016
	CHECK		
	REVIEW		



SCALE: 1:1,200



TITLE		SITE BASE MAP		Figure No.
				02
PROJECT		381-393 Huguenot Street New Rochelle, New York		Project No.
				2015-188
	DESIGN	WF	1-19-2017	
	CHECK			
	REVIEW			