

(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 e-mail 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.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

The Huguenot
381-393 Huguenot Street
New Rochelle, NY 10801

Site No. C360157
NYSDEC Region 3

January 2019

Environmental Cleanup to Begin at Brownfield Site

Where to Find Information:

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

New Rochelle Public Library
One Library Plaza
New Rochelle, NY 10801
(914) 813-3749

Who to Contact:

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

Project-Related Questions
Daniel Lanners, Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9662
daniel.lanners@dec.ny.gov

Project-Related Health Questions
Eamonn O'Neil
NYSDOH
Empire State Plaza
Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

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

Action is about to begin that will address contamination related to the Huguenot Site ("site") located at 381-393 Huguenot Street, New Rochelle, Westchester County. Please see the map for the site location. The cleanup activities will be performed by 381-383 Huguenot LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan. The approved RWP and other documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information." Remedial activities are expected to begin in February 2019 and last about nine months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of contaminated soil to varying depths of up to 11 feet below grade across much of the site;
- Removal and disposal of any former fuel oil and gasoline underground storage tanks (USTs) encountered;
- Decommissioning on-site monitoring wells to facilitate site development;
- Importing clean material that meets established soil cleanup objectives for restricted-residential use as backfill;
- Installation of a cover system, including building slabs and pavement, and two feet of clean fill on exposed soils not covered by components of the property development; and
- Replacement of monitoring wells and implementation of a long-term groundwater monitoring program.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion.

BROWNFIELD CLEANUP PROGRAM

In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site comprises 0.39 acres and is bordered on the east by Huguenot Street, to the south by a three-story apartment building, to the west by an office building/warehouse, and to the north by a vacant store with a residential unit above. The property currently contains two structures: an irregular-shaped one-story building on the south side of the site that was previously used for office and storage space; and a two-story structure on the north side of the site that previously housed a church ministry, with residential units above and a hydraulic repair business in the basement. Open space for parking exists between the two structures. Both buildings are now vacant pending demolition. Former uses of the property include a gas station and car wash facility on the southern portion of the site; dry cleaning services and small-scale manufacturing on the northern portion of the site; and a residential dwelling on the central portion of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C360157) at:

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

Summary of the Investigation: The primary contaminants of concern found in site groundwater include petroleum-related volatile organic compounds (VOCs), semi-volatile

organic compounds (SVOCs), perfluoroalkyl substances (PFAS) and metals. The primary contaminants of concern found in site soils include petroleum-related SVOCs and metals. The petroleum-related compounds in site soil and groundwater, are found primarily in the former UST areas, while PFAS and metals are more widespread across 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 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.

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 at:

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.

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

BROWNFIELD CLEANUP PROGRAM

