

(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 email*.

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 email listserv:

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

DER cannot register your email address - only the email 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 email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

The Huguenot Site
387 Huguenot Street
New Rochelle, NY 10801

SITE No. C360157
NYSDEC REGION 3

December 2021

Where to Find Information:

Access project documents through the
DECinfo Locator
[https://www.dec.ny.gov/data/DecDocs/
C360157/](https://www.dec.ny.gov/data/DecDocs/C360157/)
and at this location:

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

Who to Contact:

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

Project-Related Questions

Daniel Lanners, Project Manager
NYSDEC

Division of Environmental Remediation
625 Broadway
Albany, NY 12233
(518) 402-9652

daniel.lanners@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

**For more information about New
York's Brownfield Cleanup Program,
visit:**

www.dec.ny.gov/chemical/8450.html

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to The Huguenot site ("site") located at 387 Huguenot Street, New Rochelle, Westchester County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 381-383 Huguenot LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360157/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives to allow for restricted residential, commercial or industrial use:

- Excavation and off-site disposal of approximately 5,700 cubic yards of historic fill and petroleum-contaminated soil exceeding the site-specific cleanup criteria;
- Clean stone was brought in to replace the excavated soil and to establish the design grades at the site. Approximately 800 cubic yards of weathered bedrock generated as part of site construction activities was reused to backfill over excavated areas on-site;
- Removal and disposal of three former gasoline underground storage tanks (USTs) that were encountered;
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot layer of stone in exposed soil areas. The stone cover was placed over a demarcation layer;
- Replacement/installation of monitoring wells and implementation of a long-term groundwater monitoring program;
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) inspection and maintenance; and (4) reporting; and

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant has begun redeveloping the site during the cleanup and will continue to do so after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The site is located at 387 Huguenot Street in the City of New Rochelle, Westchester County and was recently consolidated into one tax parcel identified as Section 2, Block 439, Lot 5 on the New Rochelle Tax Map. The site is approximately 17,130 square feet and is bounded to the north by a vacant store with a residential unit above; to the south by a three-story 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. Historic uses of the site include a gas station and car wash facility on the southern portion of the site; dry cleaning services, small-scale manufacturing, and a hydraulic repair business on the northern portion of the site; and a residential dwelling on the central portion of the site that was later used for truck and trailer parking. The site is being redeveloped as a mixed-use 6-story apartment building that will entail sixty rental apartment units, two commercial/retail units on the ground floor, and associated on-site parking within the footprint of the building.

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:

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

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:

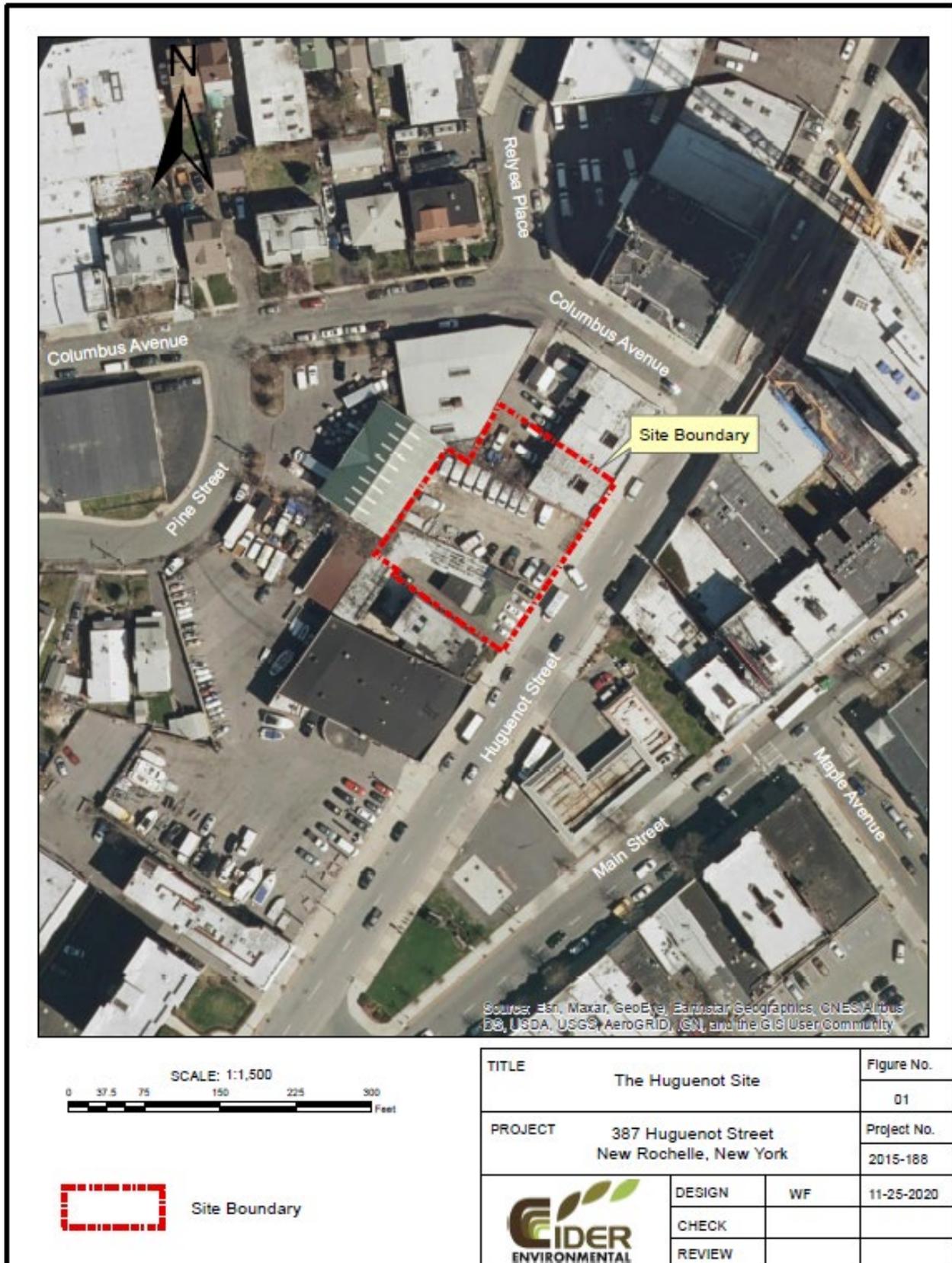
www.dec.ny.gov/chemical/61092.html

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



TITLE		The Huguenot Site		Figure No.
				01
PROJECT		387 Huguenot Street New Rochelle, New York		Project No.
				2015-188
	DESIGN	WF	11-25-2020	
	CHECK			
	REVIEW			