



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

January 2022

## Where to Find Information:

Access project documents through the DECinfo Locator at <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](mailto: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](mailto:bee@health.ny.gov)

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

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## **NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site**

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to The Huguenot site ("site") located at 387 Huguenot Street, New Rochelle, Westchester County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 381-383 Huguenot LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other 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."

**Completion of the Project:** The following activities have been completed to achieve the remedial action objectives:

- 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;
- Implementation of a Site Management Plan (SMP) for long-term management of remaining 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

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- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

**Final Engineering Report Approved:** NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed;
- 2) Certifies that cleanup requirements have been or will be achieved for the site;
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier; and
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Monitoring Wells

**Next Steps:** With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

**Site Description:** The site is located at 387 Huguenot Street in the City of New Rochelle, Westchester County. 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/dereexternal/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 NYSDEC 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>

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***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.***

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

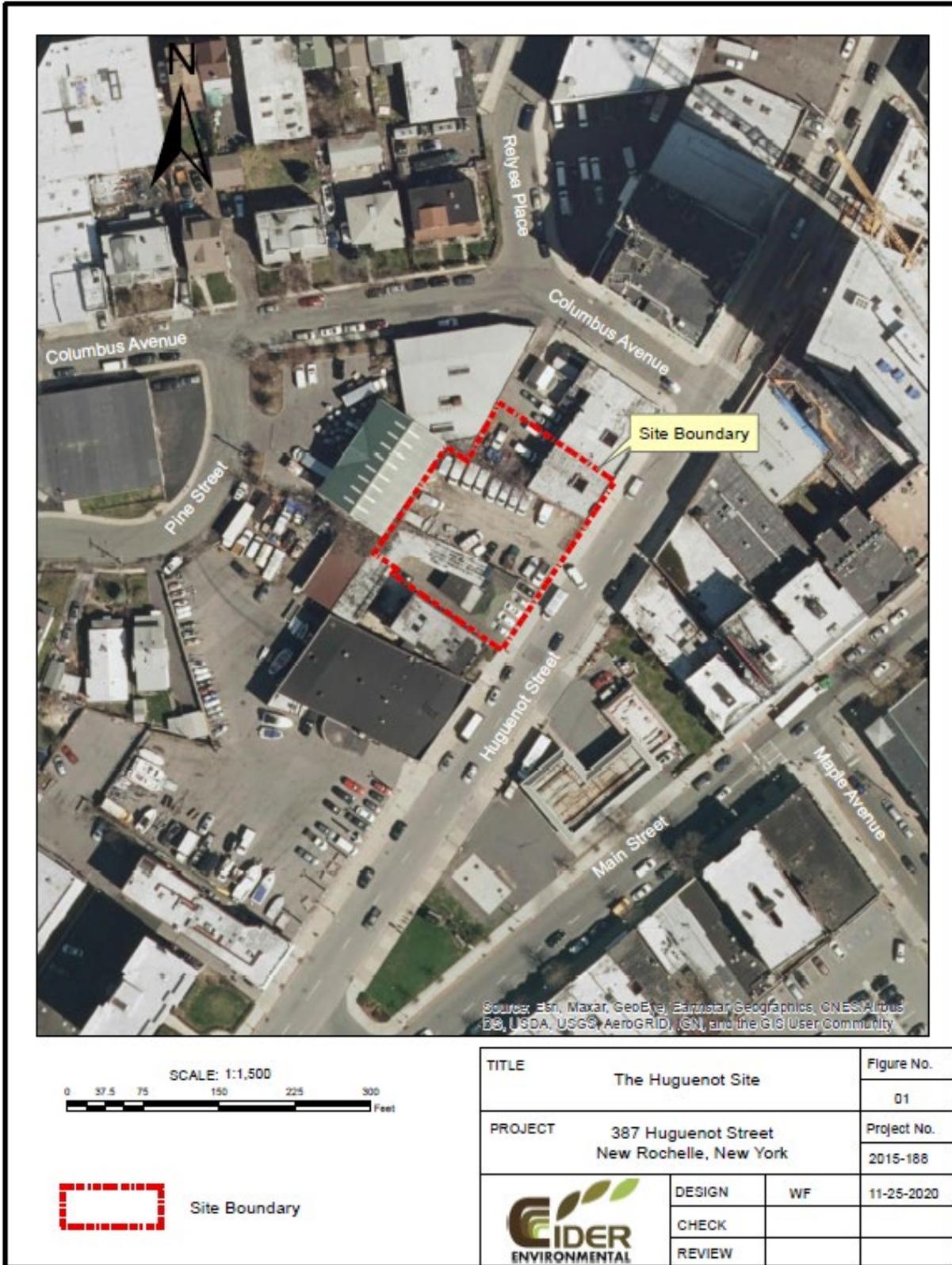
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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		