



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for The Huguenot

March 2018

Site No.: C360157
381-393 Huguenot Street
New Rochelle
Westchester County, New York

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site’s investigation and cleanup process.

Applicant: **381-383 Huguenot LLC (“Applicant”)**
Site Name: **The Huguenot (“Site”)**
Site Address: **381-393 Huguenot Street, New Rochelle**
Site County: **Westchester County**
Site Number: **C360157**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities

through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page.

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five-day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

The major issues of public concern include: 1) contaminated soil, groundwater and soil gas on the Site; 2) potential impact on nearby buildings via vapor encroachment; 3) the source and the history of the contamination; 4) potential impact on property value; and 5) potential impact to the community during site investigation, remediation and construction.

During the previous site investigation, lead, mercury, PCBs, chlorinated solvents and petroleum-related contamination were detected in a 2-foot layer of urban fill material/soil throughout the site. Chlorinated solvents and petroleum-related contaminants were detected in the soil gas samples on the Site. Petroleum-related contaminants and chlorinated solvents were detected in groundwater.

It appears groundwater contamination may have migrated beyond the Site boundary to the west. There is potential impact to nearby buildings via vapor intrusion.

The source of metals-related contamination appears to be the urban fill material that exists throughout the Site. The source of PCBs is unknown, but it appears to be localized. The source of chlorinated solvents appears to be the former on-site dry-cleaning operation. The source of petroleum-related contamination is the former on-site gasoline filling operation and the former fuel oil operation.

It is anticipated that the property values of the community will not be adversely impacted by the proposed site remediation under the Brownfield Cleanup Program.

A community air monitoring program will be implemented during the site investigation, remediation and construction activities to ensure there will be no adverse impact on the community.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

The Site is located at 381-393 Huguenot Street, in an urban area in New Rochelle, New York. The Site is bound to the north by a vacant store (first floor) with residential 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.

The subject property consists of four (4) irregular shaped parcels 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. Lot 5 is currently vacant, and is utilized for vehicle parking. 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.

The Site is currently utilized for mixed commercial and residential uses. The 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.

History of Site Use, Investigation, and Cleanup

The northern portion of the Site (Lots 3A and 4 at 381 and 383 Huguenot Street) has been utilized for dry cleaning services circa 1931, and for manufacturing since the 1970s to 2010s. The central portion of the Site (385 & 387 Huguenot) has maintained a residential dwelling circa 1931, and as truck and trailer parking since 1990s. The southern portion of the Site (Lots 5 and 7 at 391 and 393 Huguenot) has maintained a gasoline filling station from 1930s to 1950s, car wash in 1931, and as warehouse from 1970s to 2010s.

The NYSDEC currently has an open spill associated with the Site (Spill No. 9604099). This spill was initially reported on June 25, 1996 at 381 Huguenot Street in association with a potentially leaking fuel oil line. This spill was reported again on October 16, 2015 due to soil and groundwater contamination encountered during a Phase II Site Assessment.

In March 2016, a Phase II Environmental Site Assessment (ESA) was performed at the Site. The soil samples showed petroleum-related contamination. The soil gas samples detected several gasoline-related compounds and chlorinated solvents. The groundwater samples showed evidence of impact from petroleum products and chlorinated solvents.

In February 2017, a Supplemental Subsurface Investigation (SSI) was performed at the Site. A 2-foot layer of urban fill material was detected throughout the site, with lead, mercury and petroleum-related contamination. The SSI also confirmed the groundwater contamination from on-site fuel oil application. The SSI determined that the groundwater contamination has likely migrated beyond the Site boundary to the west.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination on-site, as well as the nature and extent of contamination that has migrated from the site. The Participant also must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for restricted residential purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant has completed a partial site investigation before it entered into the BCP. NYSDEC will determine if the data are useable.

In addition, the Applicant will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation work plan, which is subject to public comment.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;

- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment;
and
- 4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

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 then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Daniel Lanners
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
Phone: 516-402-9652
daniel.lanners@dec.ny.gov

Wendy Rosenbach
Regional Citizen Participation Specialist
NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561
Phone: 845-256-3018
wendy.rosenbach@dec.ny.gov

New York State Department of Health (NYSDOH):

Eamonn O'Neil
Project Manager
NYSDOH
Empire State Plaza - Corning Tower,
Room 1787
Albany, NY 12237
Phone: 518-402-7860
bee@health.ny.gov

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

New Rochelle Public Library
1 Library Plaza
New Rochelle, NY 10801
Phone: 914-632-7878
Hours: Mon-Tue, Thu:

9AM-8PM
Wed: 10AM-6PM
Fri-Sat: 9AM-5PM
Sun: 1PM-5PM

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

Appendix B - Site Contact List

**Huguenot Site (C360157)
381-393 Huguenot Street
New Rochelle, NY 10801**

Site Contact List (Elected Officials, Media Outlets & Environmental Groups)

Please note that the names, addresses, and email addresses of adjacent property owners and residents on the contact list are not placed in versions of this document available to the public. Instead, they are maintained confidentially in the NYSDEC project manager's files. If you would like to be included on the mailing lists please contact the NYSDEC Project Manager.

ELECTED OFFICIALS:

Senator Andrea Stewart-Cousins

28 Wells Ave Building #3
Yonkers, NY 10701
District Office: 914.423.4031
Albany Office: 518.455.2585
scousins@nysenate.gov

Assemblyman Steven Otis

222 Grace Church Street
Port Chester, NY 10573
District: 914-939-7028
Albany: 518-455-4897
OtisS@nyassembly.gov

Westchester County

George Latimer, County Executive

900 Michaelian Building
148 Martine Ave.
White Plains, NY 10601
Phone: 914.995.2900
CE@westchestergov.com

Westchester County Planning Board

148 Martine Ave.
White Plains, NY 10601
Phone: 914.995.4408

City of New Rochelle

Mayor Noam Bramson

515 North Avenue
New Rochelle, NY 10801
Phone: 914.654.2150
nbramson@newrochelleny.com

City of New Rochelle-Planning Board

Max Schwartz, Planner
515 North Avenue
New Rochelle, NY 10801
Phone: 914.654.2183
mschwartz@newrochelleny.com

MEDIA OUTLETS:

Journal News

1133 Westchester Avenue, Suite N110
White Plains, NY 10604
914.694.9300

Mary Dolan, News Director

Phone: 914.694.5230

mdolan@lohud.com

The Daily Voice – New Rochelle

Email: NewRochelle@dailyvoice.com

Email: press@dailyvoice.com

The Rivertowns Enterprise

95 Main Street, Dobbs Ferry, NY 10522

Tim Lamorte, Editor

tlamorte@rivertownsenterprise.net

914.478.2787 ext. 11

El Aguila News

**Spanish Language Newspaper
Covering Westchester County**

PO Box 8204

White Plains, NY 10602

914.686.2598

New Rochelle Review

170 Hamilton Ave., Suite 203

White Plains, NY 10601

914.653.1000

publisher@hometwn.com

Christian Falcone Editor-in-Chief (x19)

chris@hometwn.com

News 12 Westchester

6 Executive Plaza

Yonkers, NY 10701

news12wc@news12.com

914.378.4800

Verizon Fios 1 News

Phone: 877.346.7154

online@fios1news.com

Spectrum News Hudson Valley

104 Watervliet Avenue Albany, NY
12206

hvnews@twcnews.com

518.641.6397

Westchester County Weekly

229 W. 43rd Street

New York, NY 10036

WVOX AM-1460

1 Broadcast Forum

New Rochelle, NY 10801

914.636.1460

WRNN TV

800 Westchester Avenue, Suite S-640

Rye Brook, NY 10573

914.417.2700

ENVIRONMENTAL GROUPS:

Riverkeeper

20 Secor Road
Ossining, NY 10562
800. 21-RIVER
info@riverkeeper.org

Scenic Hudson

One Civic Center Plaza, Suite 200
Poughkeepsie, NY 12601
845.473.4440
info@scenichudson.org

Federated Conservationists of Westchester County

E-House
78 North Broadway
White Plains, NY 10603
fcwc@fcwc.org
(or) info@fcwc.org
914.422.4053

Citizens Campaign for the Environment (CCE)

Long Island/Metro New York
25-A Main Street
Farmingdale, NY 11735
516.390.7150
farmingdale@citizenscampaign.org

CCE Capital Region

744 Broadway
Albany, NY 12207
518.434.8172
albany@citizenscampaign.org

New York League of Conservation Voters

30 Broad Street, 30th Floor
New York, NY 10004
212.361.6350
info@nylcv.org

Westchester Chapter
120 Bloomingdale Road
White Plains, NY 10605

Westchester Land Trust

403 Harris Road
Bedford Hills, NY 10507

Westchester Environmental Coalition

PO Box 488
White Plains, NY 10602

Clearwater, Inc.

724 Wolcott Avenue
Beacon, NY 12508

Greenway Conservancy

Capitol Building
Capitol Station, Rm. 254
Albany, NY 12224

The Nature Conservancy

Eastern New York Chapter
265 Chestnut Ridge Road
Mt. Kisco, NY 10549

Beczak Environmental Center

21 Alexander Street
Yonkers, NY 10701

Environmental Citizens Coalition

33 Central Avenue
Albany, NY 12210

Westchester County EMC

414 Michaelian Office Building
White Plains, NY 10601

Sierra Club - Atlantic Chapter

353 Hamilton Street
Albany, NY 12210-1709

PUBLIC WATER SUPPLIER:

United Water New Rochelle

2525 Palmer Avenue
New Rochelle, NY 10801
914.632.6900

Suez Water

2525 Palmer Avenue, PO Box 469
New Rochelle, NY 10801
914.632.6900

SCHOOLS AND DAY CARE FACILITIES WITHIN 2,000 FEET OF THE SITE

Hallen School

97 Centre Avenue
New Rochelle, NY 10801
914.636.6600

Children's Center

50 Pintard Avenue
New Rochelle, NY 10801
914.632.3981

St. Gabriel's High School

50 Washington Avenue
New Rochelle, NY 10801
914.235.0414

Chris Mongiello and the Rock Academy

25 Leroy Place
New Rochelle, NY 10805
914.560.4172

New School of Learning

88 Centre Avenue
New Rochelle, NY 10801
914.235.2111

Little Rascals Daycare

18 Badeau Place
New Rochelle, NY 10801
914.235.7897

OTHER INTERESTED PARTIES

New Rochelle Public Library

1 Library Plaza
New Rochelle, NY 10801
914.632.7878

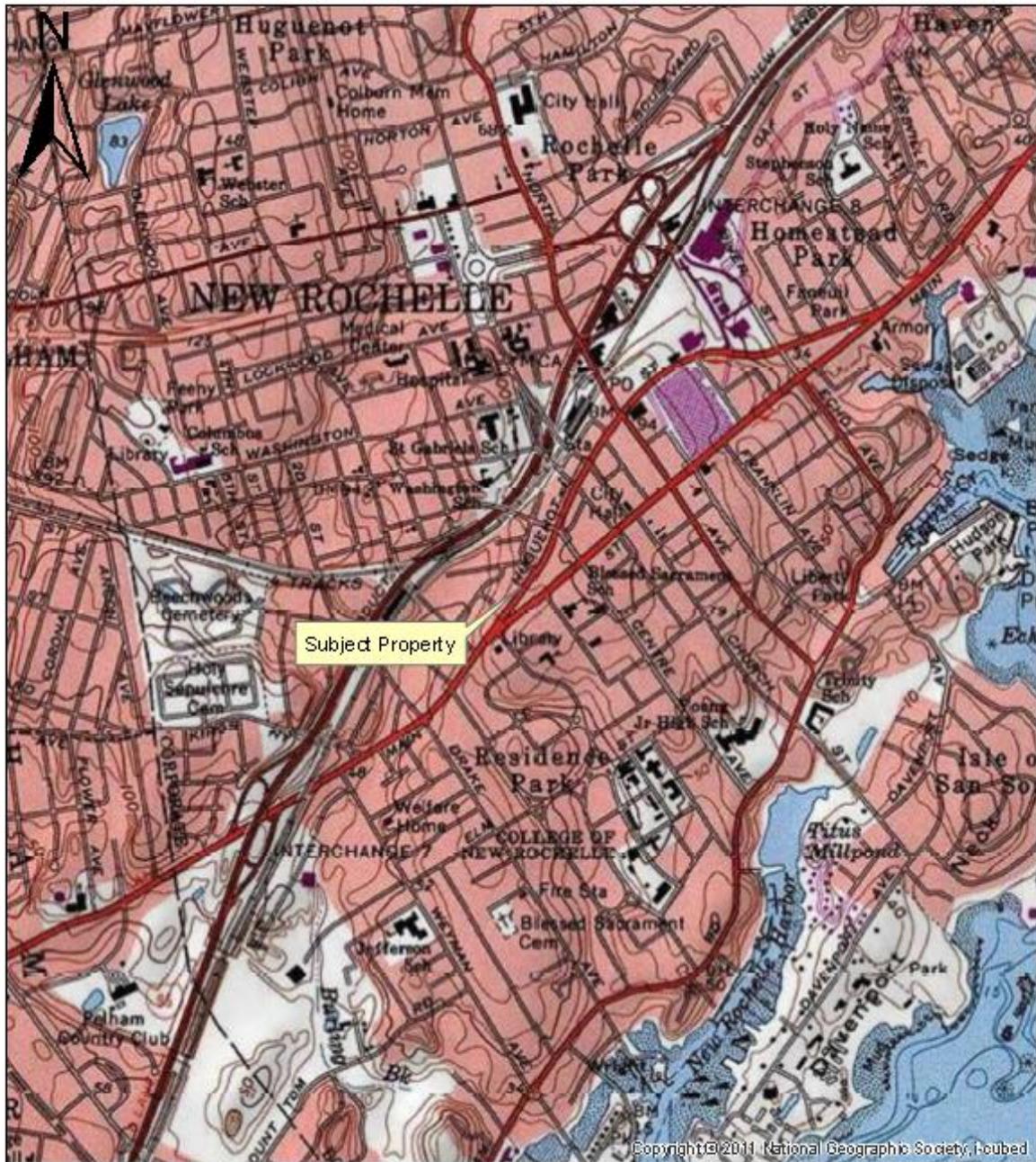
Huguenot Children's Library

794 North Avenue
New Rochelle, NY 10801
914.632.8954

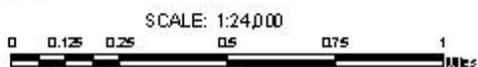
381-383 Huguenot LLC

Attn: Frank Chechile
11604 Luvie Court
Potomac, MD 20854
Frank.chechile@hotmail.com
614.787.2733

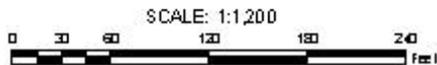
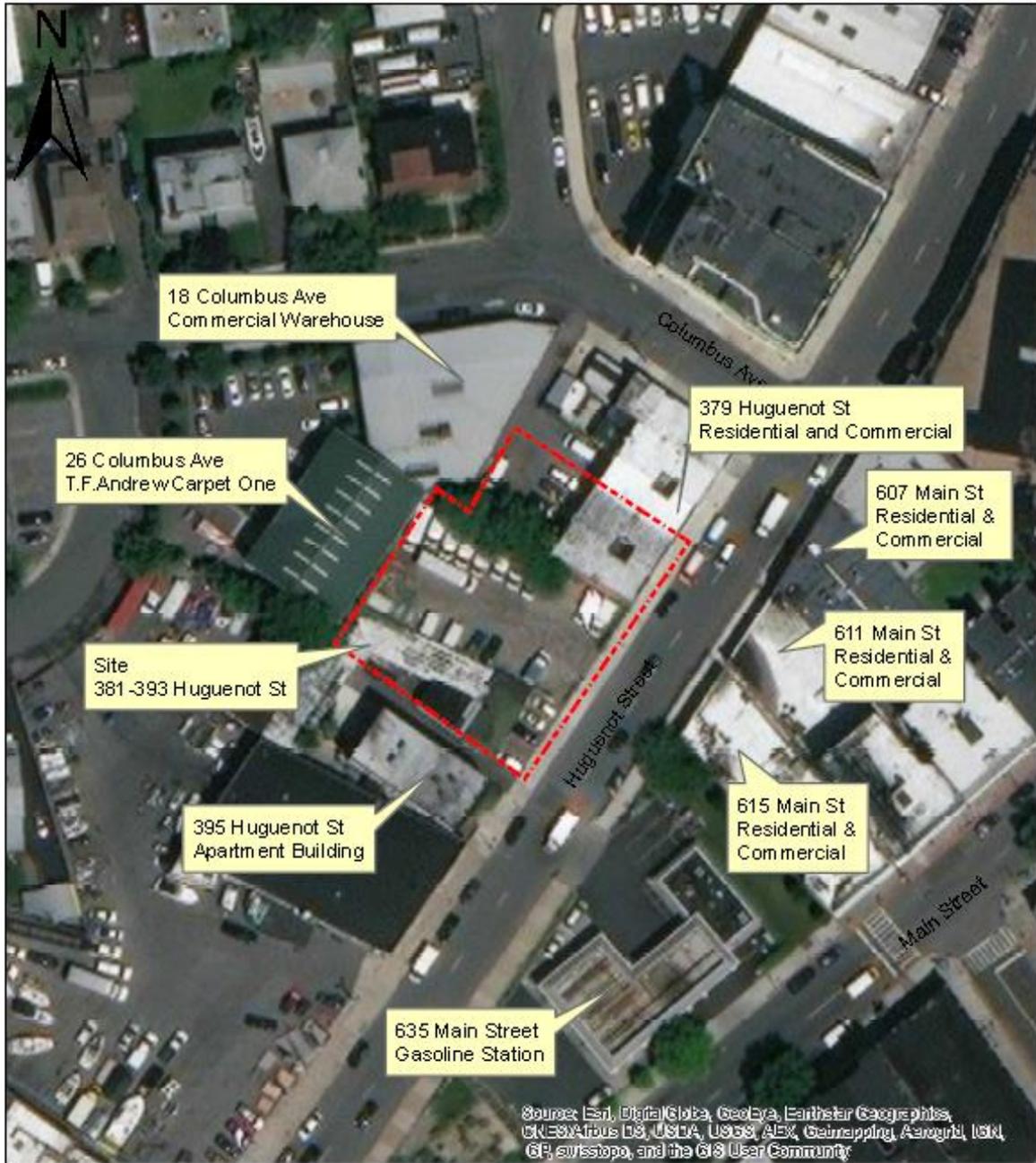
Appendix C - Site Location Map and Site Base Map



USGS 7.5 Minute Quadrangle Topographic Map
(2011)

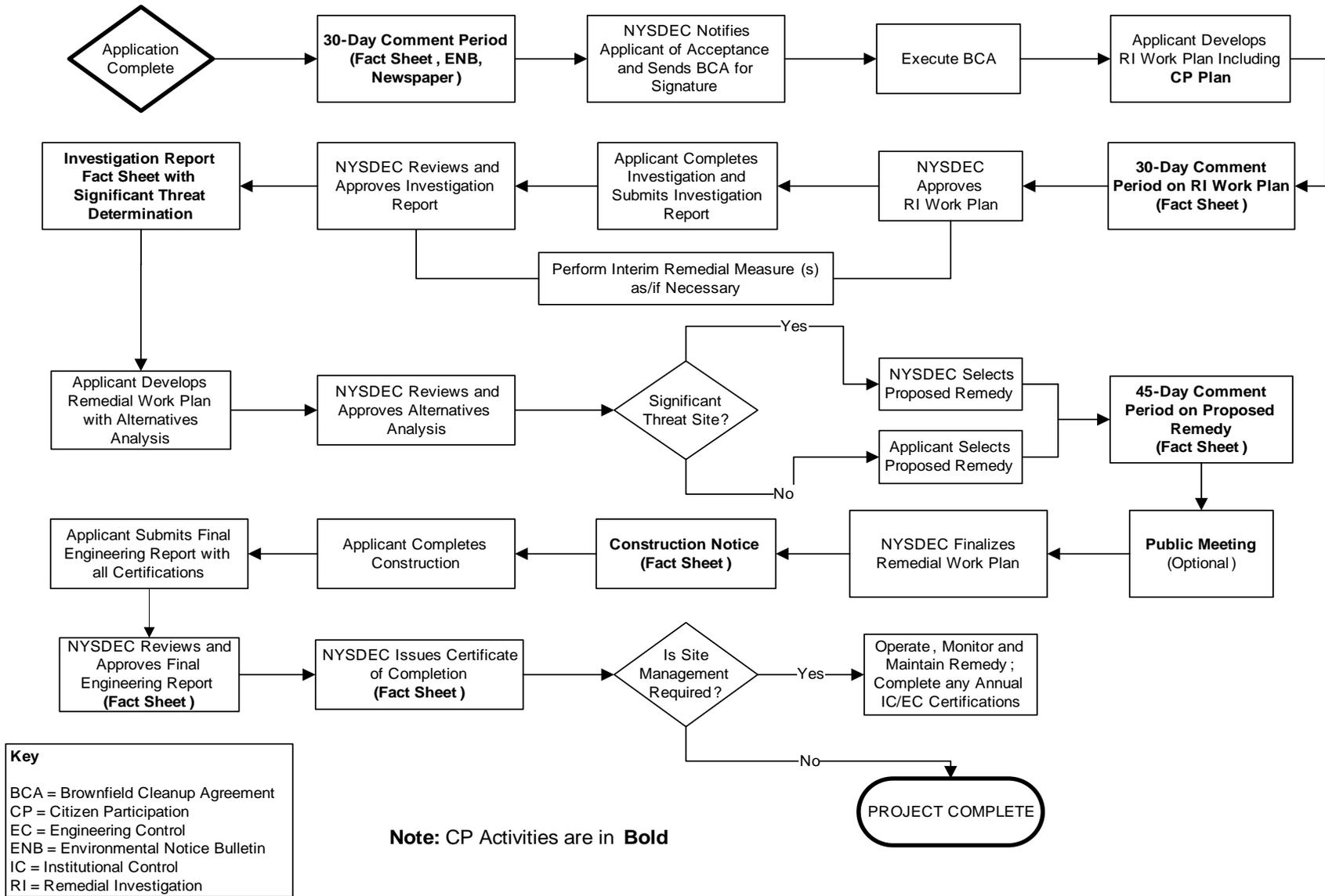


TITLE	SITE LOCATION MAP		Figure No.
			01
PROJECT	381-393 Huguenot Street New Rochelle, New York		Project No.
			2015-188
	DESIGN	WF	1-18-2016
	CHECK		
	REVIEW		



TITLE	SITE BASE MAP		Figure No.
			02
PROJECT	381-393 Huguenot Street New Rochelle, New York		Project No.
			2015-188
	DESIGN	WF	1-29-2018
	CHECK		
	REVIEW		

Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

This Scoping Sheet assesses major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to more effectively implement the site's CP program.

Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.

General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

Part 1. List Major Issues of Public Concern and Information the Community Wants

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Part 2. List Important Information Needed from the Community, if Applicable

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

Part 3. List Major Issues and Information That Need to be Communicated to the Community

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public

Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential, or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues.

It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help to select and conduct appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage
- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern (see instructions)

Site Name: The Huguenot

Site Number: C360157

Site Address and County: 381-393 Huguenot Street, New Rochelle, Westchester County

Remedial Party(ies): 381-383 Huguenot LLC

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

The major issues of public concern include: 1) contaminated soil, groundwater and soil gas on the Site; 2) potential impact on nearby buildings via vapor encroachment; 3) the source of the contamination ;4) potential impact on property value; and 5) potential impact during site investigation, remediation and construction.

How were these issues and/or information needs identified?

These issues were identified during the previous site assessment and investigation. It is also based on the proposed site uses and the redevelopment plan.

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

Historic uses of the Site and the adjoining properties. Any concerns regarding collecting samples/air monitoring on the adjacent properties? Any questions regarding the chemical of concerns or their potential impact on the public health?

How were these information needs identified?

These issues were identified during the previous site assessment and investigation. It is also based on the proposed site uses and the redevelopment plan.

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

Proposed Site investigation and remediation activities. The general schedule to investigate, remediate and redevelop the site. Current understanding about the site contamination and effects. Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties. Planned CP activities, their schedule, and how they relate to the site's remedial process. Ways for the community to obtain/provide information (document repositories, contacts, etc.).

How were these issues and/or information needs identified?

These issues were identified during the previous site assessment and investigation. It is also based on the proposed site uses and the redevelopment plan.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

Residential **Agricultural** **Recreational** **Commercial** **Industrial**

b. Residential type around site:

Urban **Suburban** **Rural**

c. Population density around site:

High **Medium** **Low**

d. Water supply of nearby residences:

Public **Private Wells** **Mixed**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

Yes **No**

Provide details if appropriate:

[Click here to enter text.](#)

f. Other environmental issues significantly impacted/impacting the affected community?

Yes **No**

Provide details if appropriate:

[Click here to enter text.](#)

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

Yes **No**

h. Special considerations:

Language **Age** **Transportation** **Other**

Explain any marked categories in **h**:

[Click here to enter text.](#)

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

Non-Adjacent Residents/Property Owners: [Click here to enter text.](#)

Local Officials: [Click here to enter text.](#)

Media: [Click here to enter text.](#)

Business/Commercial Interests: [Click here to enter text.](#)

Labor Group(s)/Employees: [Click here to enter text.](#)

Indian Nation: [Click here to enter text.](#)

Citizens/Community Group(s): [Click here to enter text.](#)

Environmental Justice Group(s): Click here to enter text.

Environmental Group(s): Click here to enter text.

Civic Group(s): Click here to enter text.

Recreational Group(s): Click here to enter text.

Other(s): Click here to enter text.

Prepared/Updated by: Wenqing Fang, Cider Environmental

Date: January 29, 2018

Reviewed/Approved by: Daniel Lanners, NYSDEC

Date: March 26, 2018