



Department of
Environmental
Conservation

Where to Find Information:

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

New Rochelle Public Library

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

Who to Contact:

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

Project-Related Questions

Michael Kilmer, Project Manager
NYSDEC
21 S Putt Corners Rd
New Paltz, NY 12561
(845) 633-5463
michael.kilmer@dec.ny.gov

Health-Related Questions

Kristin Kulow
NYSDOH
28 Hill St # 201
Oneonta, NY 13820
(607) 353-4335
kristin.kulow@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

70 Nardozzi Place
70 Nardozzi Place
New Rochelle, NY 10801

SITE No. C360159
NYSDEC REGION 3

December 2018

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 70 Nardozzi Place ("site") located at 70 Nardozzi Place, New Rochelle, NY 10801. Please see the map for the site location. The cleanup activities will be performed by 70 Nardozzi LLC c/o Simone Development Companies ("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 December 2018 and last about 12 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:

- Construction of a site-wide low permeability cap consisting of 12" of clean fill, crushed stone, asphalt, or concrete depending on the portion of the site's future use to prevent exposure to contaminated soils;
- Establishment of a bioretention area to reduce the mobility of soil contaminants by routing stormwater across the site to it.
- Installation of a venting system beneath the cap to prevent vapor intrusion of soil gases into future occupied structures by providing a migration pathway for soil gas that may collect beneath the building and / or parking areas.

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(s) 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(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s):

BROWNFIELD CLEANUP PROGRAM

- 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, deed restrictions) 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 70 Nardozzi Place site is located in an urban area along the easterly side of the New England Thruway (I-95), approximately 800 feet south of Exit 15, at 70 Nardozzi Place in the City of New Rochelle, Westchester County, New York. The site consists of one tax parcel that is approximately 3.46 acres in size. It neighbors a site where the Weyman Avenue municipal waste incinerator operated from the 1920s to the 1970s. The site itself has been vacant since the operation of the incinerator.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C360159) at:

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

Brownfield Cleanup Program Overview: 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 Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email 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

Figure 1 – Site Location

