



Department of
Environmental
Conservation

Where to Find Information:

Access project documents through the DECinfo Locator and at these location(s):

DEC Info Locator – On-line Repository
<https://www.dec.ny.gov/data/DecDocs/C360159>

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

*(*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access a repository, please contact the NYSDEC project manager listed below for assistance)*

Who to Contact:

Comments and questions are 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

December 2020

SITE No. C360159
NYSDEC REGION 3

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 70 Nardozzi Place site ("site") located at 70 Nardozzi Place, 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 70 Nardozzi LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) 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/C360159/>.
- 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 or will shortly be completed to achieve the remedial action objectives:

- Sub-Slab Depressurization System (SSDS) – An SSDS was installed to mitigate vapors that could accumulate under the building's foundation and move into the building interior through a process known as soil vapor intrusion.
- Vapor Barrier - A vapor barrier was installed in the building to protect against soil vapor intrusion.
- 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 1-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- 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) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

BROWNFIELD CLEANUP PROGRAM

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(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) 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 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 and is currently undergoing development for commercial purposes including a gym and office for the Westchester County Department of Public Works.

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:

<https://www.dec.ny.gov/cfm/external/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

Site Location

