



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Cottage-Garden Auto Repair
26 & 30 Garden St
New Rochelle, NY 10801

SITE No. C360180
NYSDEC REGION 3

November 2020

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/C360180>

New Rochelle Public Library
One 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

Project-Related Health Questions
Wendy Kuehner
NYSDOH
Empire State Plaza
Corning Tower - 1787
Albany, NY 12237
(518) 402-7860
beei@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 Cottage-Garden Auto Repair site ("site") located at 26 & 30 Garden St, 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 The Mark 95 LLC and The Mark 95 II LLC ("applicant(s)") 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/C360180/>.
- 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:

- Excavation and off-site disposal of 22,130 cubic yards of contaminated soil that exceeded unrestricted use soil cleanup objectives;
- Removal and proper disposal two former gasoline underground storage tanks;
- A chemical oxidant was injected into groundwater in the areas where monitoring well data showed residual contamination;
- A sub-slab depressurization system 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;
- 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; and
- An Environmental Easement will be recorded 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(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

BROWNFIELD CLEANUP PROGRAM

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- 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 approximately 1-acre in size and is bordered to the east by Cottage Place, to the south by Garden Street, and to the north by I-95.

The seven lots that comprise the site historically contained four commercial buildings, one residential building, and asphalt parking lots. The residential building was constructed in the early 1990s, with conversion to multiple apartments over the years. The remaining commercial buildings have been used as a kitchen and bath dealer, warehouses, a retail tire and auto repair facility, a gasoline station with tanks that were closed in 2001, and various other commercial, retail, and light manufacturing uses. The buildings were demolished by the BCP applicant upon acquisition in late 2017. The site is currently under redevelopment for mixed residential and commercial use, including a new county courthouse.

The contaminants of concern for this site included polyaromatic hydrocarbons (PAHs) and metals in soil, and volatile organic compounds in groundwater and soil vapor.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360180) at:

<http://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:

<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.

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: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map

