



**Department of
Environmental
Conservation**

FACT SHEET

Brownfield Cleanup Program

Centre Avenue Development - South
33-35 Centre Avenue
New Rochelle, NY 10801

SITE No. C360182
NYSDEC REGION 3

December 2021

Where to Find Information:

DEC Info Locator – Web Application
<https://www.dec.ny.gov/data/DecDocs/C360182/>

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 the online 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
Dan Tucholski
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
beci@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 Centre Avenue Development - South site ("site") located at 33-35 Centre Avenue, 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 Huguenot Partners LLC, RFMCH Huguenot Property Owner LLC, RFMCH Huguenot Development Partners LLC, and Huguenot Centre Holdings, LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have 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/C360182/>. 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:

- Excavation - Excavation and off-site disposal of approximately 11,000 cubic yards of contaminated historic fill material exceeding the Unrestricted Use soil cleanup objectives (USCOs), the site-specific cleanup criteria.
- In-Situ (in-place) Chemical Oxidation (ISCO) - ISCO is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater. A chemical oxidant was injected into the bedrock groundwater across the site.
- In-Situ (in-place) Activated Carbon (AC) - AC is used to capture and prevent the migration of contaminants of concern. AC was injected into the bedrock along the perimeter of the site downgradient of groundwater flow.
- Vapor Barrier - A vapor barrier was installed under the new structure to protect against soil vapor intrusion.
- 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.

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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.

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 applicants would be able to redevelop the site after receiving a COC. In addition, the applicants 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 a rectangular 0.459-acres parcel in the City of New Rochelle. It is bordered on the west by Relyea Place, on the north by Centre Avenue, and on the east by Huguenot Street. The site has been used for various residential, commercial and industrial purposes since the 1930s. Starting in 1971, the western half of the site was used as an electroplating and metal-finishing business and the eastern half of the site was used as a parking lot. Industrial operations ceased in December 2018 and the on-site structure was demolished. The site is currently being redeveloped as a mixed use commercial residential tower and construction is nearly complete.

Prior to remediation, the primary contaminants of concern included VOCs, semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, and cyanide in soil, VOCs, metals and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane in the groundwater, and VOCs in soil vapor. Remedial actions thus far have successfully achieved soil cleanup objectives for unrestricted use. Remaining soil vapor and groundwater contamination will be addressed in the SMP.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360182) at:

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

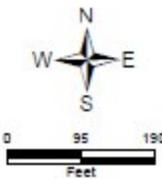
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

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Site Location



Site Location Map

Centre Ave Development South
City of New Rochelle, Westchester County
Site No. C360182