

DECISION DOCUMENT

Church-Division Street, Tower A
Brownfield Cleanup Program
New Rochelle, Westchester County
Site No. C360187
July 2020



Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

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Statement of Purpose and Basis

This document presents the remedy for the Church-Division Street, Tower A site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Church-Division Street, Tower A site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

During the course of the investigation, certain actions known as interim remedial measures (IRMs), were initiated at the above referenced site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or alternatives analysis (AA). The IRM being undertaken at this site is discussed in Section 6.2.

Based on the implementation of the IRM, the findings of the investigation of this site indicate that the site does not pose a threat to human health or the environment; therefore, No Further Action is the selected remedy.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

7/8/2020

Date



Janet Brown, Director
Remedial Bureau C

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SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site resulted in threats to public health and the environment that were addressed by actions known as interim remedial measures (IRMs), which were undertaken at the site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or alternative analysis (AA). The IRM undertaken at this site is discussed in Section 6.2.

Based on the findings of the investigation of this site, the site did not pose a threat to human health or the environment. During the investigation, an IRM was conducted that attained the remediation objectives presented in Section 6.5, for the protection of public health and the environment. No Further Action is the selected remedy. This DD identifies the IRM conducted and discusses the basis for No Further Action.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository and online at the link below:

New Rochelle Public Library
Attn: Tom Geoffino
1 Library Plaza
New Rochelle, NY 10801
Phone: (914) 632-7879

DECInfo Locator - Web Application/On-line Repository
<https://www.dec.ny.gov/data/DecDocs/C360187>

Please note that in-person repositories may be temporarily unavailable due to COVID-19 precautions.

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

SECTION 3: SITE DESCRIPTION AND HISTORY

Site Location: The site is located at 26 South Division Street in the City of New Rochelle, Westchester County, New York, on a 0.992-acre lot that is bounded on the west by South Division Street and on the east by Church Street. The site is a portion of block 414, lot 8.

Site Features: The site is currently vacant and formerly housed part of a 62,500 square foot municipal parking garage. The parking garage was demolished in 2018.

Current Zoning and Land Use: The site is zoned DO-2 (Downtown Overlay Zone District) which allows for mixed-use apartment style residential and commercial applications. The property is located between a mixed-use commercial area to the north and single-family residential neighborhood the south.

Past Use of the Site: The site was historically occupied from 1891 until 1952 by an auto garage which included a tire repair center as well as several upholsterers. The remaining structures on-site included an apartment building, fur vault, and a Salvation Army, until the site was developed as a municipal parking garage from 1972 until 2018.

Site Geology and Hydrogeology: Site soils consist of a fill layer which ranges from 6 to 10 feet in depth underlain by a sandy silt layer which extends to weathered bedrock. Fill material consists of sand and silt with varying amounts of gravel, concrete, brick and asphalt. Bedrock was encountered at depths ranging between 8 and 14 feet below grade. Groundwater flows in a southeasterly direction towards the New Rochelle Harbor, approximately 2,000 feet away. Groundwater depth ranges from 9.6 to 12.2 feet below grade.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative which allows for unrestricted use of the site was evaluated.

A comparison of the results of the investigation against unrestricted use standards, criteria and guidance values (SCGs) for the site contaminants is available in the Remedial Investigation (RI) Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site are:

barium	acetone
cadmium	DDD
copper	DDE
lead	benzo(a)anthracene
mercury	benzo(b)fluoranthene
nickel	benzo(a)pyrene
zinc	benzo(k)fluoranthene
tetrachloroethene (PCE)	chrysene
trichloroethene (TCE)	indeno(1,2,3-CD)pyrene
DDT	PCBs

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media and areas of the site required remediation. These media were addressed by the IRM described in Section 6.2. More complete information can be found in the RI Report and the Final Engineering Report.

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

The following IRM has been completed at this site based on conditions observed during the RI.

Site-Wide Soil and Underground Storage Tank (UST) Removal

All on-site soils were excavated down to bedrock and disposed off-site, which included all soils exceeding unrestricted SCOs for semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, and metals. A total of 34,780 cubic yards of contaminated soil was removed from the site. One 275-gallon underground storage tank (UST) on the western edge of the site associated with a historic gas station was identified, removed, and disposed off-site during the soil excavation IRM. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) was brought in to complete the backfilling of the excavation and establish design grades.

A remedy map showing the sitewide IRM excavation is attached as Figure 2.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), cyanide, hexavalent chromium, and the emerging contaminants perfluorooctanesulfonic acid (PFOS), perfluorooctanoic acid (PFOA) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, prior to the IRM, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil, and VOCs in soil vapor.

Soil: Prior to the completion of the IRM, 48 subsurface samples were taken at 10 locations down to bedrock from depths up to 13 feet. Several PAHs, metals, pesticides, PCBs, and one VOC (acetone) were identified at concentrations that exceeded their unrestricted soil cleanup objectives (USCOs). The following compounds were found to have USCO exceedances: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, indeno(1,2,3-c,d)pyrene, barium, cadmium, copper, lead, mercury, nickel, zinc, DDD, DDE, DDT, PCBs, and acetone. PFOS was reported in one sample at 1.41 parts per billion (ppb). Following completion of the IRM, all soils above bedrock have been removed and disposed off-site.

There is no indication that site-related soil contamination extends off-site.

Groundwater: Prior to the completion of the IRM, three temporary monitoring wells, located across the site, were sampled. The metals iron, magnesium, manganese, and sodium exceeded groundwater standards in all wells, and one well also exhibited total and dissolved nickel concentrations of 128.9 parts per billion (ppb) and 120.1 ppb, respectively, compared to a groundwater standard of 100 ppb. Another well exhibited a dissolved antimony concentration of 4.06 ppb compared to the standard of 3 ppb. One well contained low-level estimated

concentrations of SVOCs at the method detection limit (MDL) and as such their concentration could not be accurately quantified. The SVOC and metals concentrations found in site groundwater are representative of typical urban background conditions associated with the presence of historic fill, are naturally occurring and/or are due to road salt application. The IRM is complete and has removed all soils above bedrock and thus any possible source material for continued groundwater contamination.

Perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 41.6 and 51.2 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for each. Since all soil above bedrock has been removed, the one sample containing a low level of PFOS has been excavated, there are no potential on-site sources of PFOA and PFOS remaining. PFAS contaminated groundwater has the potential to go off-site, but the levels in groundwater are expected to be consistent with the concentrations coming onto the site, and similar to other sites in New Rochelle that contain no potential PFAS source.

Soil Vapor – During a 2018 site assessment, elevated levels of chlorinated volatile organic compounds (CVOCs) were detected in on-site soil vapor samples. Tetrachloroethylene (PCE) and trichloroethene (TCE) were found at 437 and 80.6 micrograms per cubic meter (ug/m³) respectively at the center of the site. During the 2019 remedial investigation, soil vapor sampling along the perimeter of the site found PCE ranging from 3.53 to 27 ug/m³, with no detections of TCE. No detections of CVOCs were identified in on-site soils or groundwater. Since the PCE soil vapor concentration at the center of the site was one to two orders of magnitude higher than near the perimeter, there was likely an unidentified source of CVOCs in unsaturated soils near the center of the site. However, the complete excavation of soils down to bedrock across the entire site as part of the IRM, removed any potentially impacted soils in the unsaturated zone, and has addressed potential soil vapor intrusion concerns for any future buildings constructed on-site, as well as the potential migration of soil vapor off-site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Since all soil at the site was removed to bedrock and replaced with clean fill, people are not expected to come in contact with contaminated soil. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the

contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

1. No Further Action

Based on the results of the investigations at the site, the IRM that was performed, and the evaluation presented here, the Department has selected No Further Action as the remedy for the site. The Department believes that this remedy is protective of human health and the environment and satisfies the remediation objectives described in Section 6.5.

The elements of the IRM already completed are listed below:

1. Excavation

All on-site soils were excavated down to bedrock and disposed off-site, which included all soils exceeding unrestricted SCOs for semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, and metals. A total of 34,780 cubic yards of contaminated soil was removed from the site. One 275-gallon underground storage tank (UST) on the western edge of the site associated with a historic gas station was identified, removed, and disposed off-site during the soil excavation IRM.

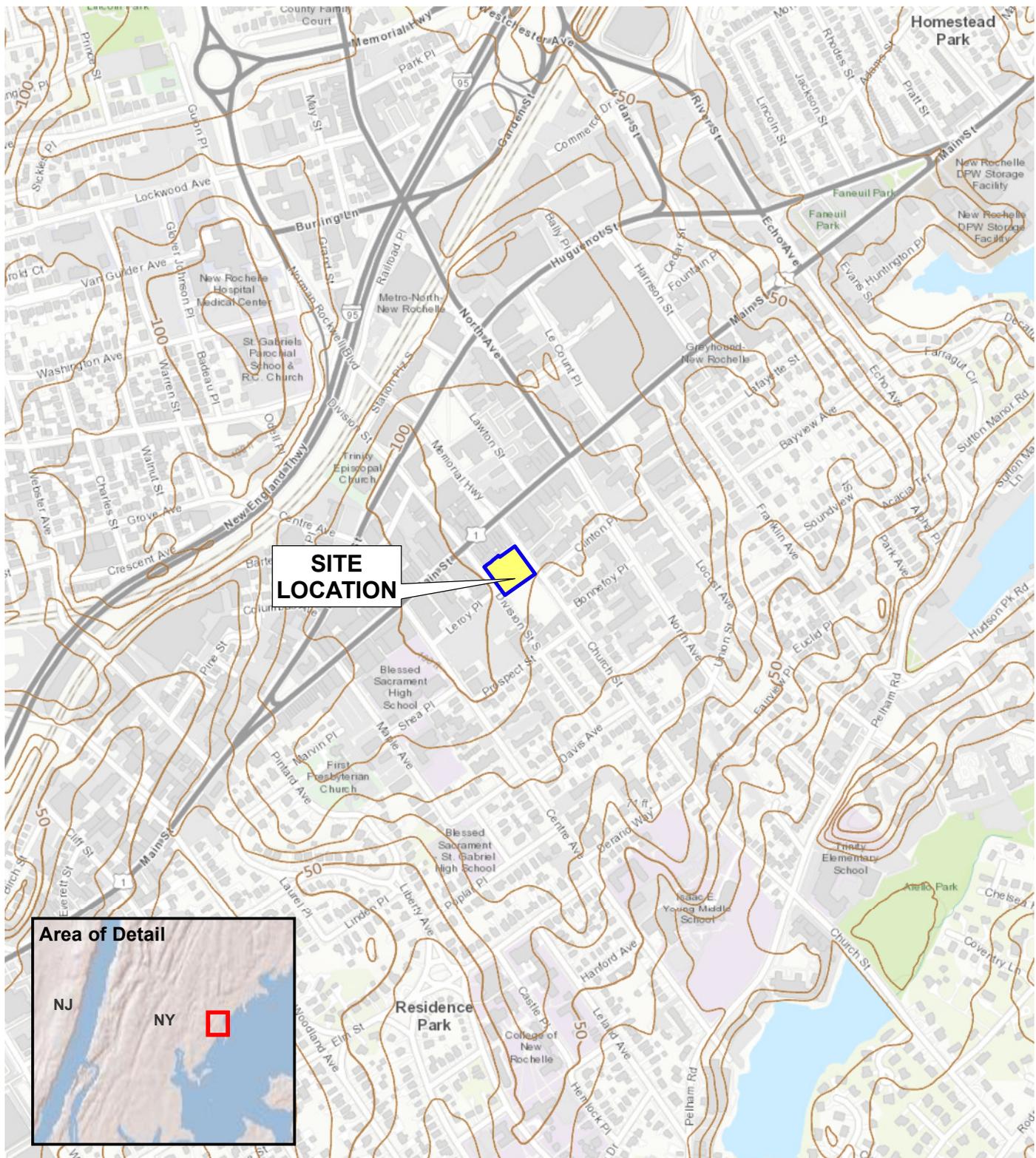
2. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) was brought in to complete the backfilling of the excavation and establish design grades.

3. Local Institutional Control

The following local use restriction will be relied upon to prevent ingestion of groundwater: and chapter 873, article VII of the Laws of Westchester County prohibits the potable use of groundwater without prior approval.

©2019 AKRF WA:Projects\170295 - CHURCH-DIVISION STREET SITE\Technical\GIS and Graphics\Hazmat\170295 Fig.1 site loc map.RIR.mxd 10/9/2019 10:44:36 AM iszatus



Service Layer Credits: USGS The National Map: 3d Elevation Program 2018



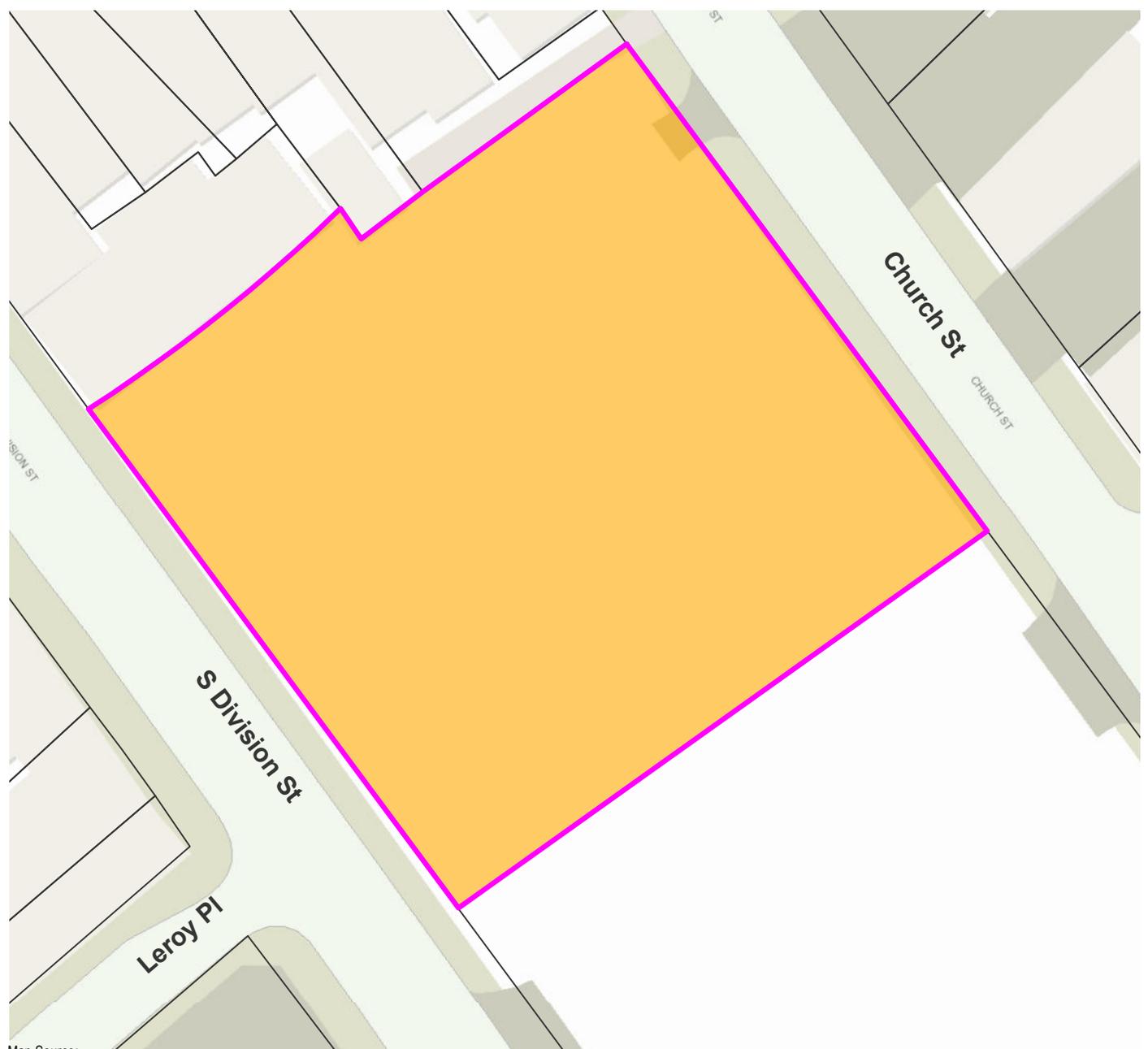
440 Park Avenue South, New York, NY 10016

Church Division Street - Tower A
26 South Division Street
New Rochelle, New York

SITE LOCATION

DATE	10/9/2019
PROJECT NO.	170295
FIGURE	1

© 2019 AKRF - W:\Projects\170295 - CHURCH-DIVISION STREET SITE\Technical\GIS and Graphics\Hazmat\RAWP Tower A\170295 Fig 7 Proposed Remedial Site Excavation Plan.mxd 10/11/2019 5:15:36 PM iszalus



Map Source:
giswww.westchestergov.com (GIS database)

LEGEND

-  TOWER A SITE BOUNDARY
-  LOT BOUNDARY
-  EXCAVATION TO APPROXIMATELY 17 to 22 FEET BELOW GRADE



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Church Division Street - Tower A
26 South Division Street
New Rochelle, New York

IRM EXCAVATION PLAN

DATE
PROJECT NO. 170295
FIGURE 2