



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Church-Division St, Tower A
26 South Division Street
New Rochelle, NY 10805

SITE No. C360187

NYSDEC REGION 3

January 2020

Where to Find Information:

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

New Rochelle Public Library

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

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

Mark Sergott
NYSDOH
Empire State Plaza – Corning Tower
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

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Church-Division Street, Tower A site (“site”) located at 26 South Division Street, New Rochelle, Westchester County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified in soils on-site; the lack of contamination in groundwater on-site; and the results of the off-site exposure assessment that showed low potential for human exposure to site-related contaminants via soil vapor intrusion.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **January 15 through February 28, 2020**.

- Access the RAWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C360187/>.
- Documents also are available at the location(s) identified at left under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

Draft Remedial Work Plan: The proposed Unrestricted Use remedy consists of:

- Excavating and disposing off-site contaminated soil to bedrock from 17 - 22 feet below surface grade across the entire site.
- Removing any encountered Underground Storage Tanks (USTs);
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;

- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems.
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by RXR Church-Division Tower A Holdings LLC (“applicant(s)”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is 0.992-acres and is bordered on the west by South Division Street and on the east by Church Street. The site was previously home to a auto garage/tire repair center and a series of lifts between 1892 and 1951. The most recent use was a parking garage from 1972-2018. The parking garage has since been demolished, and the site is currently vacant.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C360187) at:
<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are historic fill-related metals and semi-volatile organic compounds (SVOCs), which are present site-wide in the soil.

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

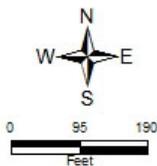
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



Site Map

Church-Division St, Tower A
City of Yonkers, Westchester County
Site No. C360187

