



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

28 South Division Street
50 Clinton Place
New Rochelle, NY 10805

October 2022

SITE No. C360198
NYSDEC REGION 3

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360198/>
and at these location(s):

New Rochelle Public Library
1 Liberty Plaza
New Rochelle, NY 10801
(914) 632-7879

Who to Contact

Comments and questions are welcome and
should be directed as follows:

Project-Related Questions
Greta White, P.G., Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-2029
Greta.white@dec.ny.gov

Project-Related Health Questions
Daniel Tucholski
NYSDOH
BEEI Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 486-7016
bee@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

The proposed redevelopment of the site is to include a 28-story, mixed use, commercial and residential building with an underground parking garage and public pedestrian plaza.

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 28 South Division Street site ("site") located at 50 Clinton 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 28 South Division Owner LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant 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/C360198/>.
- 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 - Excavation and off-site disposal of about 22,500 cubic yards of contaminated soil/fill exceeding the Unrestricted Use soil cleanup objectives (UUSCOs), the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.

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 would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The site is located at 50 Clinton Place in the City of New Rochelle, Westchester County and is identified as Block 414, Lot 4 on the tax map. The site is about 1.061 acres and is bordered by a mix of residential and commercial buildings to the south and north, Division Street to the west and Church Street to the east. Historic site use has included residential, industrial, and automotive operations between 1892 and 1951, including a garage with tire repairs, several upholsterers, and a parking garage (1972-2018).

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

BROWNFIELD CLEANUP PROGRAM

Environmental Site Remediation Database (by entering the site ID, C360198) 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

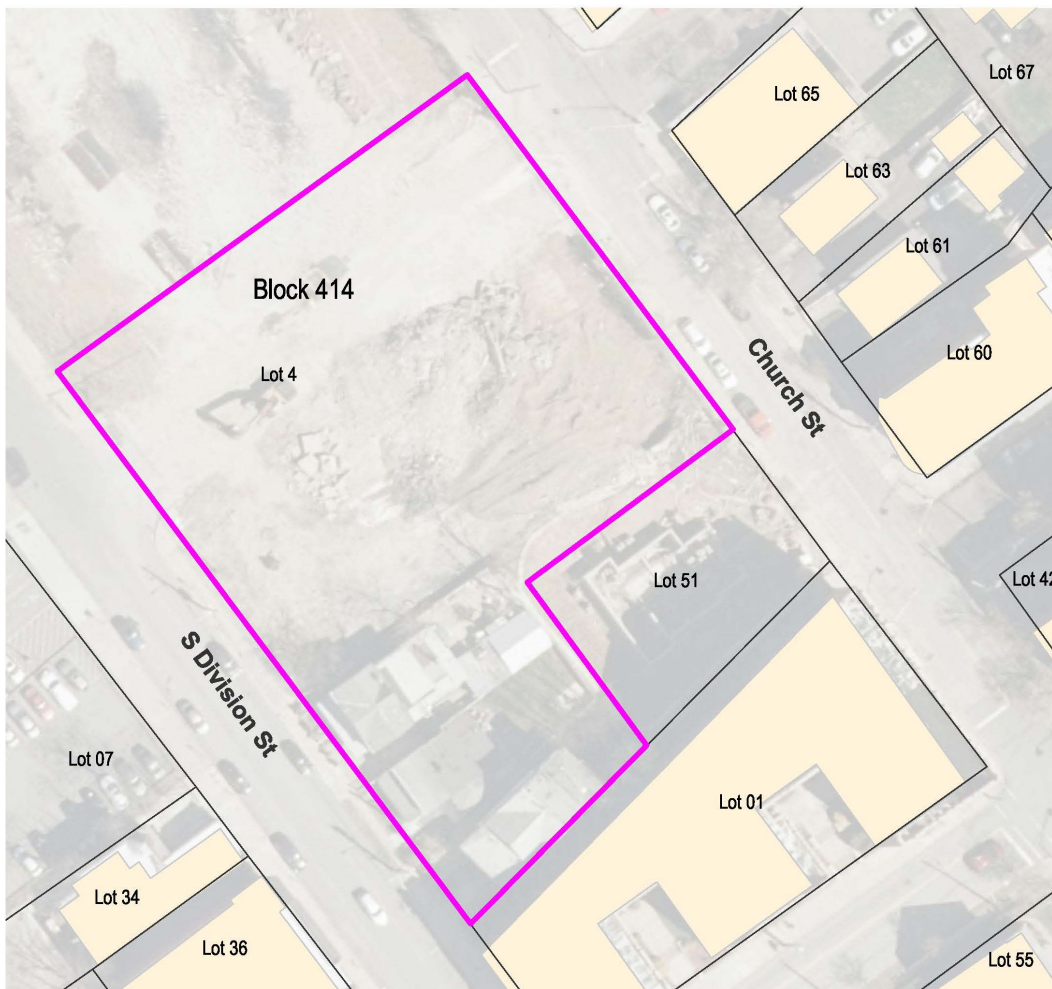
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



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

LEGEND

-  BCP PROJECT SITE BOUNDARY
-  LOT BOUNDARY
-  EXISTING BUILDING





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Contact: Greta White, P.G., 518-402-2029, greta.white@dec.ny.gov