DECISION DOCUMENT

247 North Avenue Site
Brownfield Cleanup Program
New Rochelle, Westchester County
Site No. C360200
December 2022

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

DECLARATION STATEMENT - DECISION DOCUMENT

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Brownfield Cleanup Program
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December 2022

Statement of Purpose and Basis

This document presents the remedy for the 247 North Avenue 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 247 North Avenue 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 measure (IRM), was undertaken 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 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 no longer poses a threat to human health or the environment; therefore, No Further Action is the selected remedy. The remedy may include continued operation of a remedial system, if one was installed during the IRM, and the implementation of any prescribed institutional controls/engineering controls (ICs/ECs) that have been identified as being part of the proposed remedy for the site.

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.

12/27/22 — Janet E Brown

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 has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

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, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

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:

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

DECInfo Locator - Web Application
https://www.dec.ny.gov/data/DecDocs/C360200

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 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 0.57-acre property is located at 247 North Avenue, New Rochelle, NY 10801 (tax map number; Section 1, Block 231, Lot 19). The site is located in a commercial and residential urban area in downtown New Rochelle. The site is bound by North Avenue to the west and LeCount Place to the east. While not adjacent to the site, Huguenot Street is to the north and Main Street is to the south. The closest surface water body is an inlet (Echo Bay) of the Long Island Sound, located approximately 0.4 miles east of the site. The New Rochelle Metro-North train station is within walking distance to the west.

Site Features: The on-site building was constructed in 1941 and was demolished in September 2022 as part of interim remedial measure (IRM) activities.

Current Zoning and Land Use: The site is located in the Downtown Business District, which contains a Downtown Overlay zone which allows for commercial and residential use. The surrounding properties to the north include a multi-storied residential building and a one-story commercial building. Properties to the south include a residential building with ground-floor retail and a preschool. The property to the east across Le Count Place is occupied by a Marriott Residence Inn Hotel. Properties to the west include two-story commercial buildings across North Avenue, which are occupied by a bank and retail stores. The closest residential area is the property immediately adjacent on the south side of the site.

Past Use of the Site: By 1887, the site was developed with a structure appearing to be a coal and wood yard. By 1896, two more structures appeared on the property, one of them labeled "Laundry", from 1903-1931. Various other commercial businesses operated until 1942, when the site appears to be vacant. A 120-gallon gasoline storage tank was noted on the 1911 Sanborn map. By 1951, a commercial building, resembling the current site building was present on the southwest portion of the site. From 1951 up until the present, no significant changes were observed. Most recently, prior to the September 2022 demolition of the on-site commercial building, the building had been temporarily occupied by Planned Parenthood and an employment assistance organization.

Site Geology and Hydrogeology: There are no predominant geological surface features such as rock outcroppings on the site. Surface soil at the site predominantly consists of gravelly to very gravelly loam. The general topographic gradient is towards the northeast. Based on groundwater

elevation data collected from on-site monitor wells, groundwater flow potential is east towards Echo Bay. The average depth to groundwater at the site is approximately 18.5 feet below grade. The site is not located within a floodplain.

A site location map is attached as Figure 1, and a site boundary map and Interim Remedial Measure map are attached as Figures 2 and 3.

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 Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the 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. 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 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 was also 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
- sub-slab 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:

benzo(a)anthracene	trichloroethylene
benzo(a)pyrene	copper
benzo(b)fluoranthene	lead
benzo(k)fluoranthene	mercury
chrysene	nickel
dibenz(a,h)anthracene	zinc
indeno(1,2,3-cd)pyrene	antimony

The contaminants of concern exceed the applicable SCGs for:

-soil
-groundwater
-soil vapor

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media (soil) and areas of the site required remediation. The soil, groundwater and soil vapor were addressed by the interim remedial measure (IRM)

described in Section 6.2 below. More complete information can be found in the RI Report, the IRM Construction Completion 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: Excavation and Off-Site Disposal of Soil Exceeding Unrestricted Use Soil Cleanup Objectives (USCOs)

The IRM included removal of impacted soils across the footprint of the site to depths ranging from grade to approximately 7 ft below ground surface (bgs) to meet unrestricted use soil cleanup objectives (USCOs). There were three isolated areas of stained and odorous soil observed below 7 ft bgs that were also removed as part of the IRM, two of which were located under the former building and the third area that was associated with an underground storage tank (UST) that was removed during the IRM. These areas of isolated impacts were removed to depths of approximately 17 to 19 ft bgs. As part of the IRM, 35,801.54 tons of soil were removed and disposed of off-site. Post-excavation confirmation soil samples were collected across the entire site to verify impacted soils were adequately removed and the USCOs were achieved. Clean fill meeting the requirements of 6 NYCRR Part 375.6.7(d) will be utilized to backfill the excavation to the necessary design grade of the proposed building. Figures 2 and 3 shows the site-wide extent of the soil excavation IRM.

Prior to completion of the IRM, the primary contaminants of concern in soil were semi-volatile organic compounds (SVOCs) and metals to a depth of 7 ft bgs, with some isolated areas of stained and odorous soil noted deeper than 7 ft bgs. Compounds that exceeded their Unrestricted Use Soil Cleanup Objectives (USCOs) included (maximum concentration detected): benzo(a)anthracene (7.62 parts per million [ppm] compared to the USCO of 1 ppm), benzo(a)pyrene (7.09 ppm compared to the USCO of 1 ppm), benzo(b)fluoranthene (8.02 ppm compared to the USCO of 1 ppm), benzo(k)fluoranthene (3.41 ppm compared to the USCO of 0.8 ppm), chrysene (7.61 ppm compared to the USCO of 1 ppm), dibenzo(a,h)anthracene (1.13 ppm compared to the USCO of 0.33 ppm), indeno(1,2,3-cd)pyrene (4.62 ppm compared to the USCO of 0.5 ppm), copper (444 ppm compared to the USCO of 50 ppm), lead (851 ppm compared to the USCO of 63 ppm), mercury (0.94 ppm compared to the USCO of 0.18 ppm), nickel (61.4 ppm compared to the USCO of 30 ppm), and zinc (387 ppm compared to the USCO of 109 ppm).

In addition, evidence of impacted soil (strong odors and staining) was identified during the advancement of a soil boring located beneath the basement floor of the former on-site building, which is approximately 12 ft bgs. Strong odors were identified beginning at approximately three (3) feet beneath the basement slab (approximately 15 ft bgs), and staining was noted between 5-6 feet beneath the basement slab (approximately 17 and 18 feet bgs) with a maximum photoionization detector (PID) reading of 429 ppm in this interval. An additional soil sample was collected from this same area between 5.5 and 6 feet below the basement slab (approximately 18 feet bgs) and analyzed for VOCs; however, no VOCs were detected in the sample. A series of

delineation screening borings were advanced in the basement to a depth of six (6) feet below the basement slab (approximately 18 ft bgs) to delineate the impacts based on visual, olfactory, and PID screening methods.

During the soil excavation work that was a part of the IRM, additional evidence of impacted (stained and odorous) soil was identified beneath the western edge of the former building footprint, and outside of the former building footprint associated with a previously unknown underground storage tank (UST). Odorous soil was encountered at 15 ft bgs beneath the western edge of the building footprint extending to a depth of approximately 16 to 17 ft bgs, requiring additional remedial excavation to depths of 17 to 19 ft bgs.

Prior to the IRM, groundwater sampling detected one (1) metal, antimony at 6.7 parts per billion (ppb), was detected exceeding the Ambient Water Quality Standard (AWQS) of 3 ppb in one (1) groundwater sample collected from monitor well MW-2. There were no additional metal exceedances of the AWQS except for several secondary metals including iron, magnesium, manganese, and sodium. These metals are considered naturally occurring and/or associated with road salt use, and not the result of historical land uses. Two per- and polyfluoroalkyl substances (PFAS), perfluorooctanoic acid (PFOA) and perfluorooctane sulfonic acid (PFOS), were detected at maximum concentrations of 30.9 parts per trillion (ppt) and 60.3 ppt, respectively. PFOA and PFOS were detected in all monitoring wells at concentrations exceeding the NYSDEC guidance value of 10 ppt for each compound. However, their presence is not indicative of a source since the concentrations coming onto the site are similar to concentrations leaving the site. In addition, no VOCs, SVOCs, pesticides, PCBs, or 1,4-dioxane were identified above the NYSDEC AQWS during the RI. Data do not indicate site-related groundwater impacts exist.

Prior to the IRM, soil vapor samples were collected during the remedial investigation and several volatile organic compounds (VOCs) were detected across the site. The most notable petroleum-related VOCs detected included benzene, toluene, ethylbenzene, xylenes (BTEX), ethanol, propylene, and tertiary butyl alcohol. Benzene ranged from 9.9 micrograms per cubic meter (ug/m^3) to 50.2 ug/m^3. Ethanol concentrations ranged from 61 ug/m^3 to 448 ug/m^3. Propylene concentrations ranged from 1,890 ug/m^3 to 4,810 ug/m^3.

Additionally, several chlorinated VOCs and other solvents including cis-1,2-dichloroethene (cis-1,2-DCE), trichloroethene (TCE), 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), chloromethane, and hexane were detected in soil vapor samples at the site. Cis-1,2-DCE was detected in one sub-slab soil vapor sample at 10 ug/m^3. Chloromethane was detected in soil vapor samples at concentrations ranging from 9.3 ug/m^3 to 19 ug/m^3. Hexane was detected in soil vapor samples at concentrations ranging from 33 ug/m^3 to 497 ug/m^3. 1,1,1-TCA was detected in soil vapor samples at concentrations ranging from 8.7 ug/m^3 to 26 ug/m^3. PCE and TCE were detected in sub-slab soil vapor samples at concentrations of 24 ug/m^3 and 74.2 ug/m^3, respectively.

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.

Based upon the resources and pathways identified and the toxicity of the contaminants of ecological concern at this site, a Fish and Wildlife resources Impact Analysis (FWRIA) was deemed not necessary.

Post-IRM Nature and Extent of Contamination:

Soil: Following completion of the on-site IRM, all soil with contaminant concentrations above USCOs has been removed and properly disposed of off-site. Data do not indicate site-related soil impacts have migrated off-site.

Groundwater: Post-IRM groundwater sampling indicated secondary naturally occurring (or related to road salt) metals (iron, magnesium, manganese and sodium), as well as concentrations of PFOS (maximum concentration of 41.6 ppt) and PFOA (maximum concentration of 33.5 ppt). While the PFOS and PFOA concentrations exceed the 10 ppt Maximum Contaminant Level (MCL) for each compound, they are not indicative of a source since concentrations coming onto the site remain relatively the same leaving the site. Additionally, the area is served by municipal water.

The IRM is complete and has removed the soil above USCOs, and thus addressed any possible site-related source material that could contribute to groundwater contamination in the future. Data do not indicate site-related groundwater impacts have migrated off-site.

Following the IRM, a soil vapor intrusion evaluation was conducted. Based on the planned redevelopment, including a ventilated below grade parking garage, no further actions related to soil vapor intrusion are needed. Data do not indicate site-related soil vapor impacts have migrated 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.*

Contaminated groundwater at the site is not used for drinking or other purposes and, the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site locations.

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.

Since the contaminated soils have been removed to USCOs, the remedial action objectives for soil and have been met.

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.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

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 or surface water contamination.

Soil Vapor

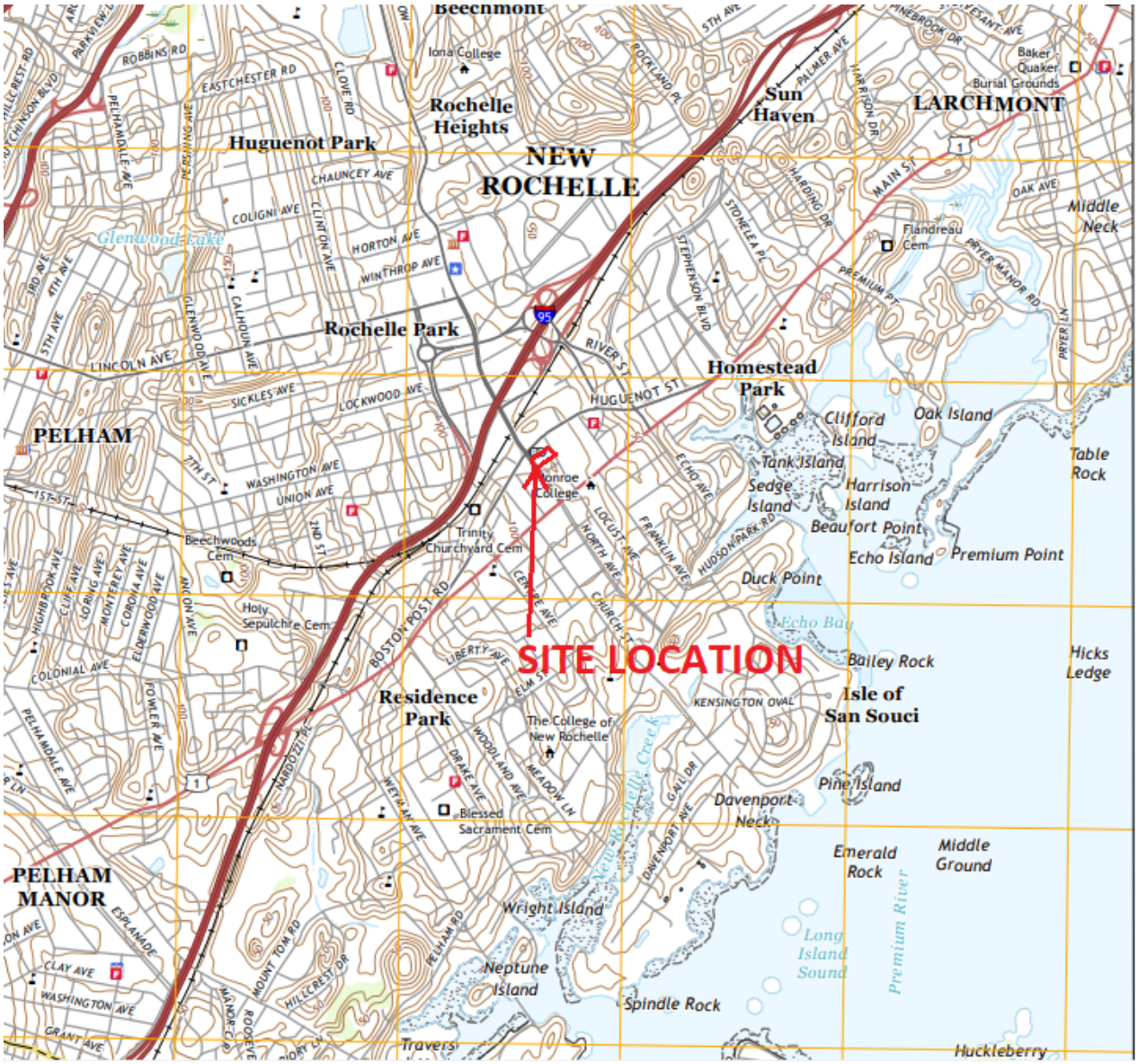
RAOs for Public Health Protection

- 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

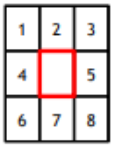
Based on the results of the investigations at the site, the IRM that has been performed, and the evaluation presented here, the Department is selecting No Further Action as the remedy for the site. The Department believes that this remedy is protective of human health and the environment and satisfies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

To address the Groundwater RAO for public health, the following local use restriction will be relied upon to prevent ingestion of groundwater: Chapter 873, Article VII of the Laws of Westchester County, which prohibits the potable use of groundwater without prior approval.



REFERENCE:
HISTORICAL TOPOGRAPHICAL MAP PREPARED BY EDR, MAP DATED 2014.

QUADRANGLE LOCATION



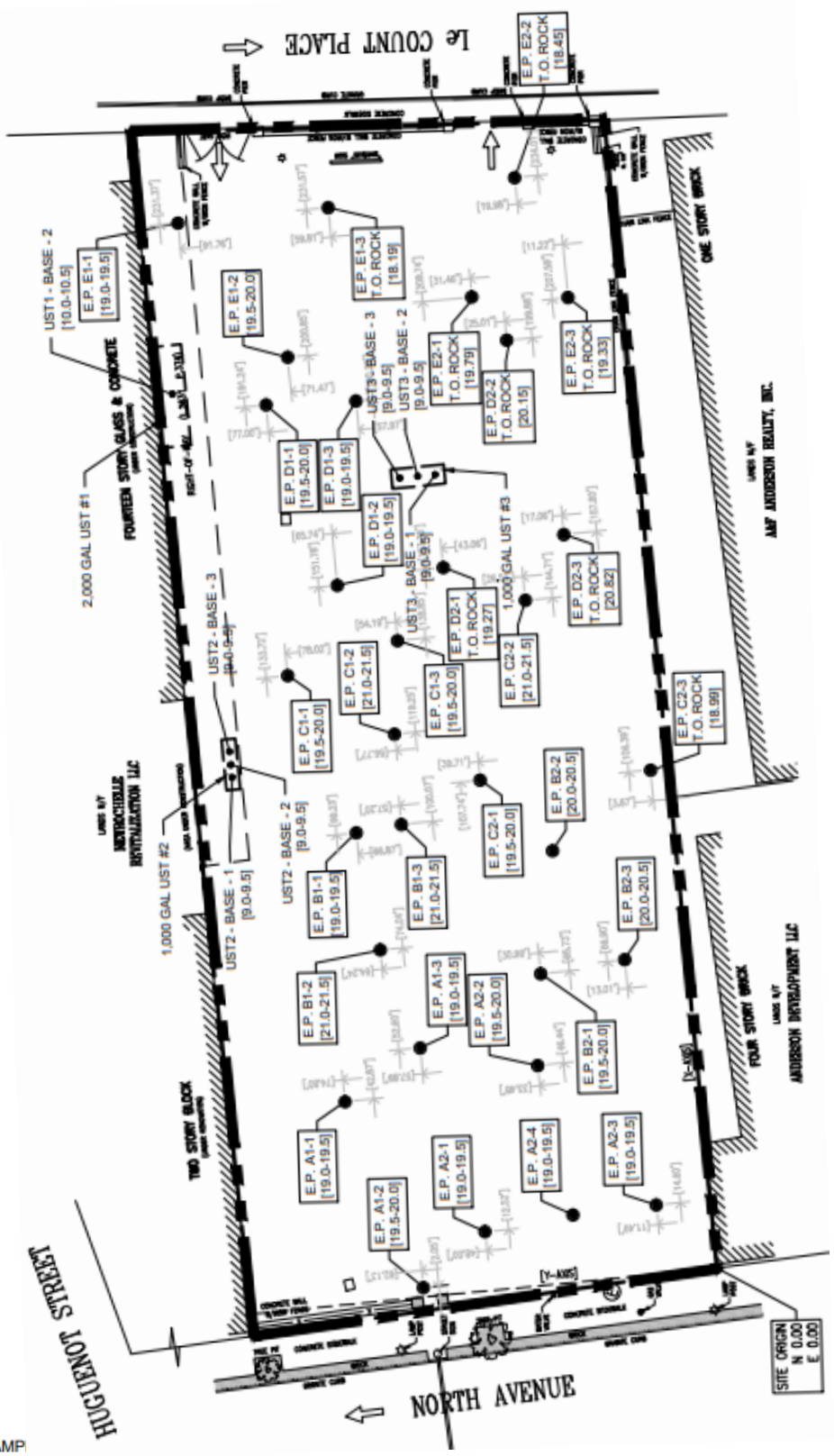
ADJOINING QUADRANGLES

1 Nyack
2 White Plains
3 Glenville
4 Yonkers
5 Mamaroneck
6 Central Park
7 Flushing
8 Sea Cliff

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

NEW YORK STATE Department of Environmental Conservation	**247 NORTH AVENUE SITE** NEW ROCHELLE, NEW YORK	DATE **DECEMBER 2022**
		SITE NO. **C360200**
	SITE LOCATION	FIGURE **1**



LEGEND:

- UST
- E.P. - ENDPOINT IN FT-BG
- T.O. ROCK - TOP OF ROCK SURVEY
- UST2 - BASE - 1 - UST BOTTOM SAMP
- [9.0-9.5] - APPROXIMATE SOIL SAMPLE DEPTH IN FT-BG
- [18.99] - SURVEYED TOP OF ROCK DEPTH IN FT BELOW GRADE
- SITE BOUNDARY AND AREA OF EXCAVATION

NEW YORK STATE Department of Environmental Conservation

247 NORTH AVENUE SITE

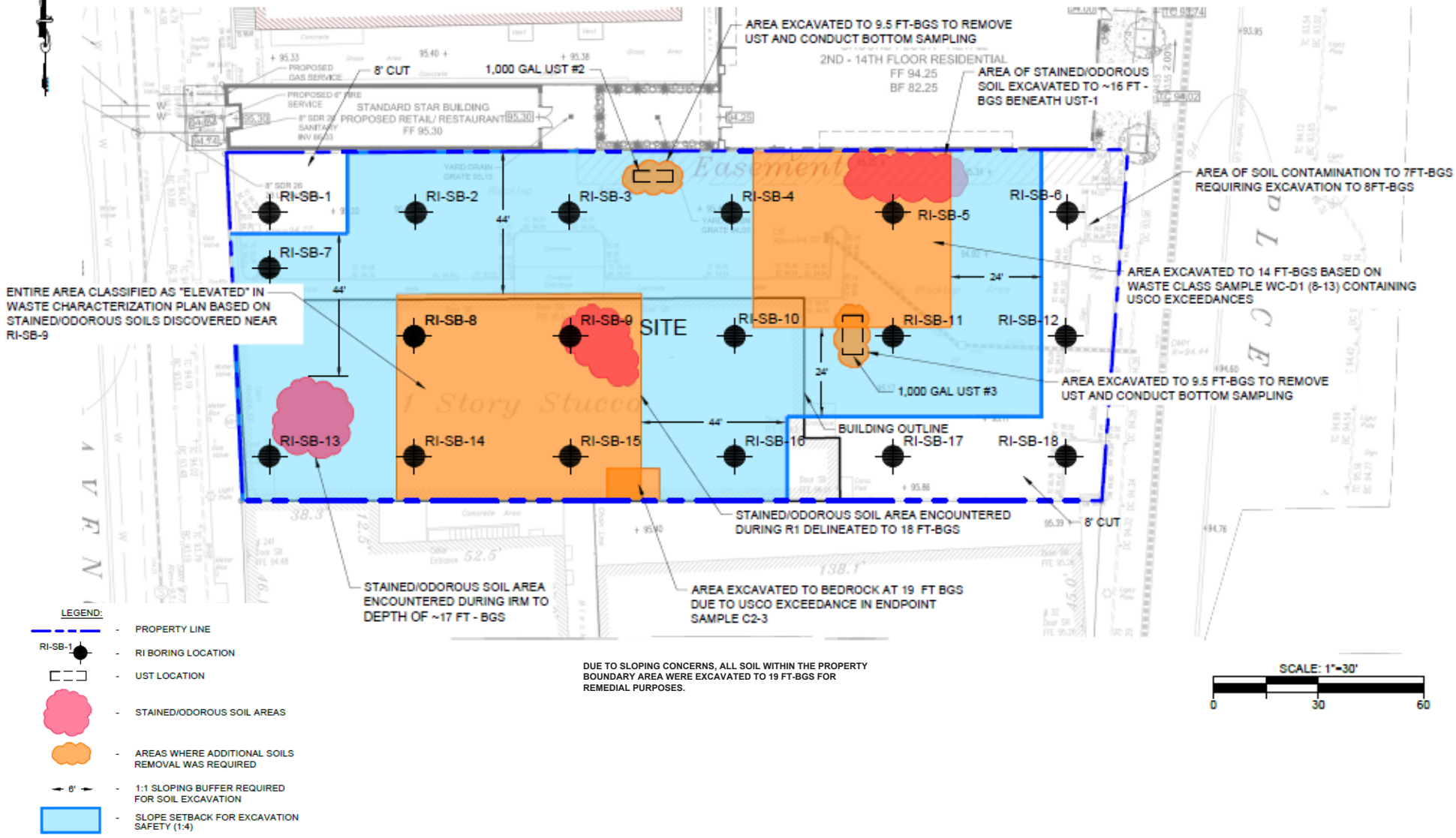
NEW ROCHELLE, NEW YORK

SITE PLAN & INTERIM REMEDIAL MEASURE

DATE
DECEMBER 2022

SITE NO.
C360200

FIGURE
2



NEW YORK STATE | Department of Environmental Conservation

247 NORTH AVENUE SITE

NEW ROCHELLE, NEW YORK

IRM SOIL REMOVAL AREAS

DATE
DECEMBER 2022

SITE NO.
C360200

FIGURE
3