

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

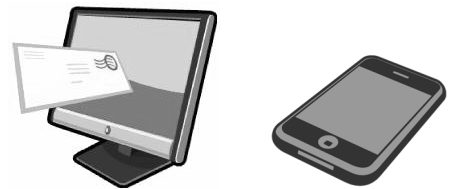
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily.
- Receive information about all sites in a chosen county - read what you want, delete the rest.
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

247 North Avenue Site
247 North Avenue
New Rochelle, NY 10801

SITE No. C360200
NYSDEC REGION 3

June 2022

Report Recommends Cleanup of Brownfield Site Contamination

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360200/>
and at these location(s):

Document Repository Name

1 Library Plaza
New Rochelle, NY 10801
Attn: Tom Geoffino, Director
(914) 632-7878

Who to Contact

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

Project-Related Questions

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Project-Related Health Questions

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NYSDOH
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Investigation
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Corning Tower Room 1787
Albany, NY 12237
(518) 402-7857
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 247 North Avenue site ("site") located at 247 North Avenue, New Rochelle, Westchester County. Please see the map for the site location.

Remedial Investigation Report: The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by 247 North Avenue Associates, LLC ("applicant(s)").

- Access the RIR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360200/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Remedial Investigation Report: The RIR identified the presence of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, and per- and polyfluoroalkyl substances (PFAS) at the site.

Metals and polycyclic aromatic hydrocarbons (PAHs), SVOCs typically associated with incomplete combustion of carbon materials, were found in subsurface soils at concentrations above Commercial Use Soil Cleanup Objectives (CUSCOs). The PAHs and metals are present at depths up to 7 feet below grade and are likely the result of past site uses and the presence of historic fill throughout the site.

Contaminants above the NYSDEC Ambient Water Quality Standards (AWQS) observed in groundwater included concentrations of PFOA and PFOS, along with several metals (antimony, iron, magnesium, manganese and sodium).

Several petroleum hydrocarbon VOCs including benzene, toluene, ethylbenzene, xylenes (BTEX), ethanol, propylene, and TBA, among others, were detected in soil vapor samples collected across the site. Additionally, several chlorinated volatile organic compounds (CVOCs) and other solvents including but not limited to cis-1,2-Dichloroethene, trichloroethylene (TCE), 1,1,1-trichloroethane (TCA),

BROWNFIELD CLEANUP PROGRAM

tetrachloroethene (PCE), chloromethane, and hexane, were also detected in soil vapor samples across the site.

Removal of the contaminated soils is proposed as an Interim Remedial Measure (IRM). The IRM will consist of excavating the entire site to remediate soil by removal of all the contaminated historic fill. An approximately 20 feet deep excavation is anticipated to complete the remedy of the contaminated soils on the site which exceed the Unrestricted Use SCOs.

Next Steps: NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). The NYSDEC has already presented and approved a draft Interim Remedial Measure (IRM) work plan to the public for its review and comment during a 45-day comment period in February 2021.

<https://www.dec.ny.gov/data/DecDocs/C360200/>

If the IRM described above does not complete the remedy for site clean-up, the applicants will then develop an additional cleanup plan, called a "Remedial Action Work Plan." This plan also describes how contamination will be addressed, with NYSDEC and NYSDOH also overseeing this work. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is 0.57-acres in size and is bordered on the west by North Avenue and Le Count Place to the east. It is currently improved with a one-story commercial building and asphalt parking lot. The on-site building is mostly vacant with the exception of a small portion of the building facing North Avenue that is currently occupied by an employment assistance center. Previously, the site had been used for a coal and wood yard and more recently as a laundry facility.

The proposed site development includes an apartment building with 244 residences, approximately 3,000 square feet of ground floor retail space and a 210-car structured parking garage beneath the building.

The geology of the site consists of fill material to a depth of approximately 9 to 10 feet below grade (ft bg), under which is fine sand with some silt and gravel. Competent bedrock is present at depths ranging between approximately 10 and 14 ft bg. Groundwater is encountered at depths ranging between 12 and 14 ft bg.

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

site ID, C360200) at:

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

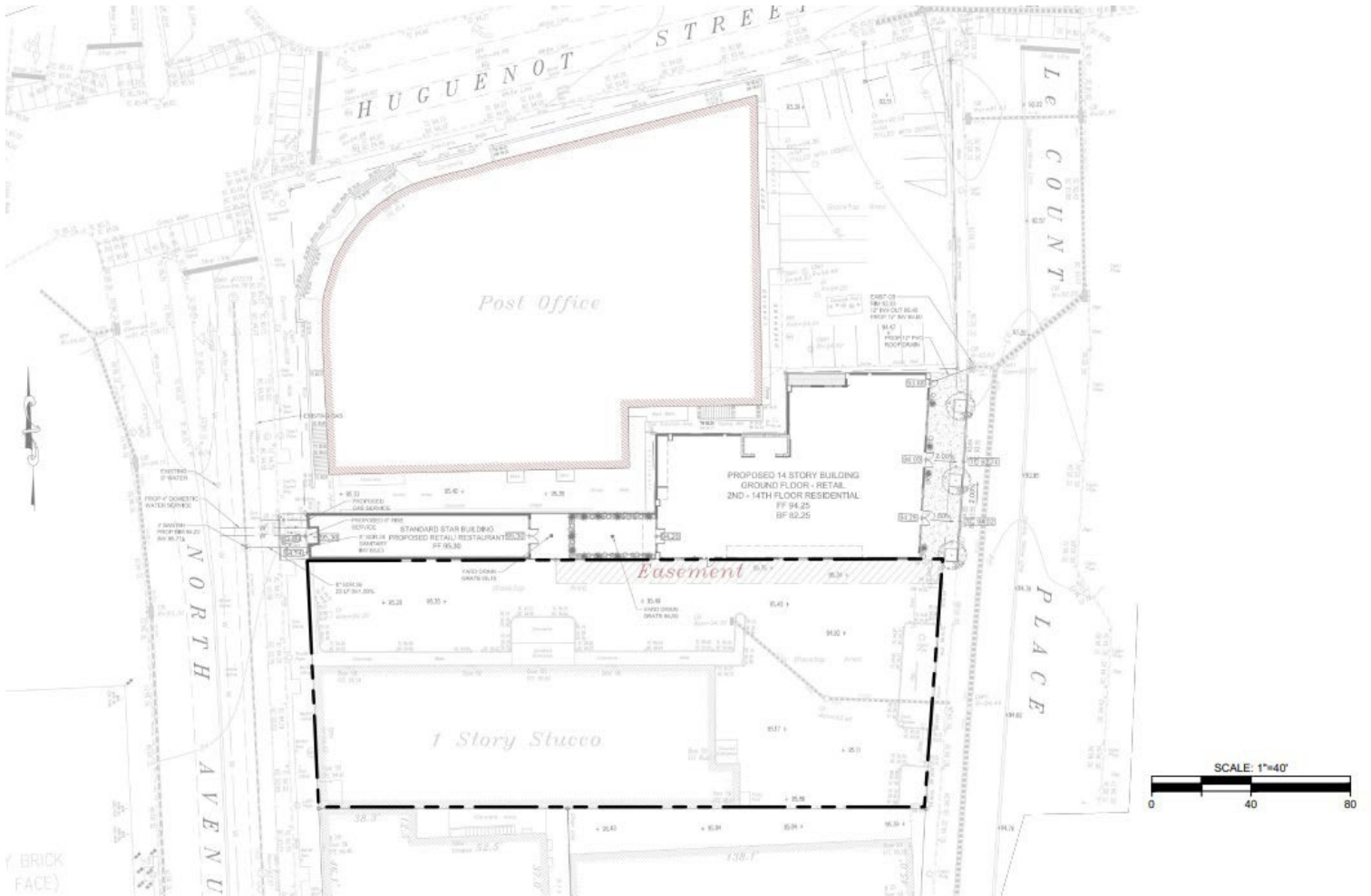
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





Translation Available. Don't see your language? Ask!

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Contact: Matthew Ayers, (518) 402-6447, matthew.ayers@dec.ny.gov