

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

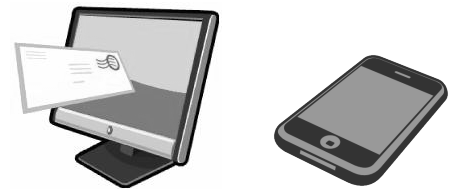
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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](http://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**

**August 2022**

## 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

Matthew Ayers, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-6447  
[matthew.ayers@dec.ny.gov](mailto:matthew.ayers@dec.ny.gov)

### Project-Related Health Questions

Melissa Doroski  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza Corning Tower Room  
1787 Albany, NY 12237  
(518) 402-7857  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://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 247 North Avenue site ("site") located at 247 North Avenue, 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 at the site. To address this site, NYSDEC has developed the proposed remedy summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **August 31 through October 15, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360200/>.
- 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 Action Work Plan:** The proposed Unrestricted Use remedy consists of:

- Excavation and off-site disposal of the top 7 feet of soil, exceeding unrestricted use soil cleanup objectives (UUSCOs) under a yet to be completed Interim Remedial Measure (IRM). Although not part of the remedy, the remainder of the site is expected to be excavated to bedrock, approximately 20 feet bgs for development purposes;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If an Unrestricted Use (Track 1) cleanup is not achieved, implementation of a Site Management Plan (SMP) and environmental easement would also be required for long-term maintenance of any institutional or engineering control.

# BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by 247 North Avenue Associates, 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 in March 2022 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 0.57-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.

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>

**Summary of the Investigation:** Metals and polycyclic aromatic hydrocarbons (PAHs) 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

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) or Maximum Contaminant Levels 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) including cis-1,2-Dichloroethene, trichloroethylene (TCE), 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), chloromethane, and hexane, were also detected in soil vapor.

**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](http://www.dec.ny.gov/chemical/61092.html)

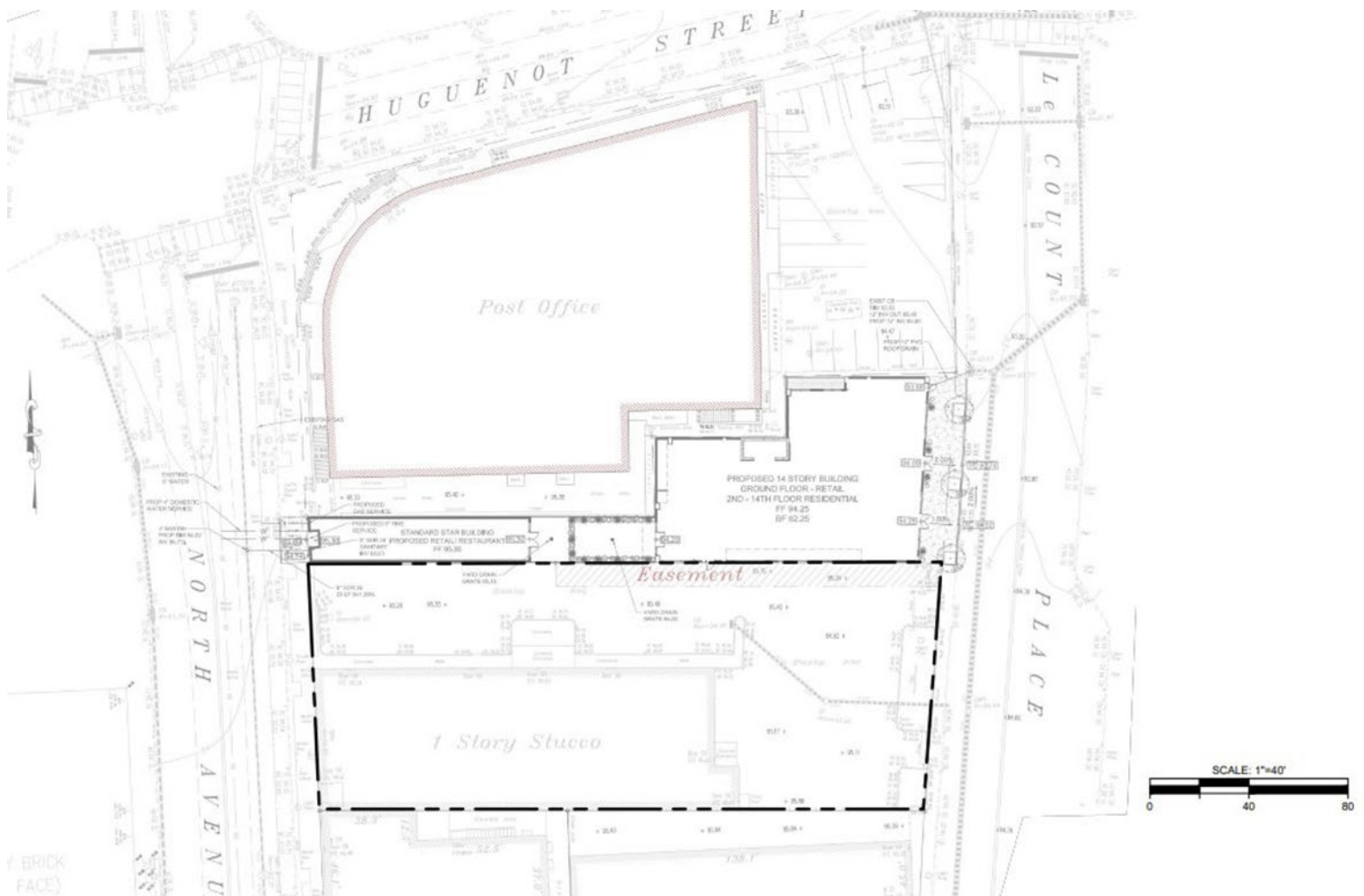
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Język Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

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