



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for AMN Site

October 2020

C360201
260 Main Street (AMN Site)
New Rochelle, NY 10801

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?	3
2. Citizen Participation Activities	3
3. Major Issues of Public Concern	9
4. Site Information	10
5. Investigation and Cleanup Process.....	13
Appendix A – Project Contacts and Locations of Reports and Information.....	17
Appendix B – Site Contact List	18
Appendix C – Site Location Map.....	21
Appendix D – Brownfield Cleanup Program Process.....	22

* * * * *

Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site’s investigation and cleanup process.

Applicant: **Pratt Landing Partners LLC (“Volunteer”)**
Site Name: **AMN Site (“site”)**
Site Address: **260 Main Street, New Rochelle, NY**
Site County: **Westchester**
Site Number: **C360201**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at: <http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program are also identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the

project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See:

<http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices

distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RAWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

The site is located in a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. Because the site is located in an area that has a large Hispanic-American community, all future fact sheets will be translated into Spanish.

The following major issues of public concern were identified: air quality, health of workers and community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to adjacent property businesses and residents. These issues will be addressed in the RAWP, a Community Air Monitoring Program and a site-specific Health and Safety Plan for the project to be approved by the NYSDEC prior to work.

Based on previous investigations, historic uses of the property have included: an armory and training ground, a shooting range, ammunition storage, a training ground for fire and police departments, equipment storage, a film screening operation, a concrete plant, a boat yard, and a marina. The site is associated with several aboveground and underground storage tanks ranging in size from 275 to 8,000 gallons and containing diesel or unknown contents. The site is listed in the Resource Conservation and Recovery Act (RCRA) Generators database for having generated 200 pounds of mercury waste in 2000 and 55 gallons of lead-contaminated waste in 1994.

Contaminants of concern include petroleum- and chlorinated solvent-related volatile organic compounds (VOC); petrogenic and pyrogenic polyaromatic hydrocarbons, which are a subset of a class of contaminants known as semivolatile organic compounds (SVOC); polychlorinated biphenyls (PCB); pesticides; and metals. Contaminants are discussed in further detail in Section 4 below. The identified contaminants will be assessed, delineated and remediated to the extent required to support the redevelopment of the site for residential use in accordance with an NYSDEC-approved work plan.

Site information is available through the Project Contacts mentioned in Section 2 and Appendix A. The BCP Application for the site is available in the document repository identified in Appendix A. The RIWP and subsequent work plans will include schedules for the planned work.

4. Site Information

Site Description

The site is located at 260 Main Street in New Rochelle, New York and is identified as the upland portion of Section 1, Block 84, Lot 22 on the Westchester County Tax Map. The site is 4.52 acres in area. The northern part of the site is improved with three interconnected one- to three-story buildings with full basements (armory and annex), a separate one-story corrugated metal building, and two storage sheds. A concrete metal hopper is located on the central part of the site. The southwestern part of the site is improved with a 3,200-square-foot, two-story warehouse. The site is bound by Main Street and Huntington Place to the northwest, the City of New Rochelle Department of Public Works (DPW) storage facility (224 East Main Street) to the northeast, Echo Bay generally to the south, and a one-story restaurant building (270 Main Street) and a masonry supplier with an open-air parking lot (34 Evans Street) followed by Evans Street to the southwest. Appendix C contains a map identifying the location of the site.

Based on the May 5, 2020 Boundary and Topographic Survey prepared by Langan, the site elevation ranges from about 7.7 to 32.8 feet relative to the North American Vertical Datum of 1988 (NAVD88) and the topography generally slopes downward to the south towards Echo Bay.

History of Site Use, Investigation, and Cleanup

The site and surrounding area are located in an urban setting historically characterized by residential, industrial, and commercial development. The site is currently vacant and underutilized. Historic uses of the property have included the following: an armory and training ground, a shooting range, ammunition storage, a training ground for fire and police departments, equipment storage, a film screening operation, a concrete plant, a boat yard, and a marina.

Prior to entry to the NYSDEC BCP, the site was the subject of several previous environmental assessments and investigations, which are documented in the following reports:

- June 20, 2007 Echo Bay Redevelopment Phase I Environmental Site Assessment (ESA), prepared by Environmental Liability Management of New York, LLC (ELM)
- August 28, 2012 Phase I ESA, prepared by Roux Associates, Inc. (Roux)
- May 21, 2013 Phase II Environmental Site Assessment Report (Roux)

- March 2020 Limited Environmental Site Investigation Report (Langan)

The two Phase I ESAs identified the following historical uses, environmental concerns, and recognized environmental conditions (REC):

- Historical uses of the northern and northeastern parts of the site (former lot 0022) included an armory and training ground, a shooting range, ammunition storage, a training ground for the fire and police departments, equipment storage, and a film screening operation. Buildings in the northern part of the site reportedly contained various petroleum bulk storage tanks. Additionally, former Lot 0022 was listed in the RCRA Generators database for generation of mercury waste and lead-contaminated waste.
- Historical Sanborn maps and previous studies indicate the southern part of the site (former Lot 0110) was used as a boat yard and a marina. Activities typically associated with this type of land use include boat fueling, maintenance and repair. There is the potential for historical use of petroleum products, paints, and solvents. Records from site reconnaissance visits between 2007 and 2020 include the following items in the southern part of the site: a metal container box, a boat, a car, miscellaneous trash, concrete-filled drums, a 55-gallon drum with unknown contents, and a 275-gallon aboveground storage tank. Additionally, a history of unauthorized dumping was identified for former Lot 0110.
- The site contains buildings that may contain asbestos-containing building materials (ACBM) and/or lead-based paint (LBP). The buildings contain fluorescent lighting. Older fluorescent lights and fixtures may include PCBs and/or mercury-containing components (including capacitors and potting compounds).
- Historical Sanborn maps dated 1911 through 1990 show surrounding land to have been historically comprised of mixed commercial and industrial uses interspersed with residential uses. Surrounding historical land uses included the City of New Rochelle DPW storage yard; a lunch wagon factory (circa 1911); a manufacturer of dining cars (circa 1931); a supplier of coal and building materials (circa 1931); oil storage terminal(s) (circa 1931 through 1990); a chemical laboratory (circa 1951 through circa 1990); Power Tronic Systems Electronics (circa 1990); an electronics laboratory (circa 1990); and auto repair facilities, auto parking, auto sales, auto painting, and filling stations (various years).

The findings of subsequent subsurface field investigations are summarized below:

- Historic fill, consisting of gray-to-brown medium-grained sand with varying amounts of fine-grained sand, silt, clay, gravel, red brick, concrete, and wood, was observed from the

surface of the site to depths between 1 and 14 feet below grade surface (bgs). Native soil, consisting of gray-to-brown, fine- to medium-grained sand with varying amounts of fine- to medium-grained sand, silt, clay, weathered rock, and gravel, was encountered beneath historic fill. Drilling refusal was encountered due to inferred bedrock (weathered rock) in 17 borings between about 2 feet bgs in the southwestern part of the site to about 25 feet bgs in the northeastern part of the site.

- Groundwater was observed at depths ranging from about 5.71 feet bgs in the southwestern part of the site to 23.1 feet bgs in the northeastern part of the site and was inferred to flow southeast towards Echo Bay.
- Petroleum-like odors and photoionization detector (PID) [an environmental field screening instrument] readings of up to 64.5 parts per million (ppm) were apparent in six soil borings in the central and southwestern parts of the site.
- A petroleum-like sheen was apparent on groundwater purged from temporary monitoring wells in the southwestern part of the site. In addition to a visible sheen, petroleum-like odors and a PID reading of 1.2 ppm were apparent within the top of the well casing in a temporary monitoring well in the central part of the site and petroleum-like odors and a PID reading of 571.5 ppm were apparent within the top of the well casing in a temporary monitoring well in the southern part of the site along the Echo Bay shoreline.
- Compounds potentially associated with former site and surrounding use were detected in soil, groundwater, and soil vapor at concentrations above relevant regulatory standards, as follows:
 - Petroleum-related compounds were detected in soil in the southern part of the site, groundwater in the southwestern and central parts of the site, and soil vapor across the site.
 - Chlorinated solvent-related compounds were encountered in soil in the southern part of the site.
 - Chlorinated solvent-related compounds were detected in soil vapor samples collected from the central and northeastern parts of the site at concentrations above regulatory thresholds that trigger recommendations ranging from “no further action” to “mitigate”.
 - Pesticides were detected in soil in the central part of the site.
 - PCBs were detected in soil across the southwestern part of the site, in close proximity to the Echo Bay shoreline. PCBs were also detected in groundwater in the southwestern part of the site.

- Compounds typically associated with historic fill, including metals and SVOCs, were detected in soil across the site. Additionally, historic fill-related SVOCs were identified in groundwater samples in the central part of the site; the presence of SVOCs in groundwater may be due to suspended solids in the water column of the temporary monitoring wells.
- Dissolved metals detected in groundwater, with the exception of antimony and arsenic (detected in the central part of the site), are common earth metals, and reflect background conditions.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination on-site, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for restricted residential purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation work plan, which is subject to public comment.

The site investigation has several goals:

1. Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
2. Identify the source(s) of the contamination;

3. Assess the impact of the contamination on public health and the environment; and
4. Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submitted a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval on July 13, 2020. NYSDEC makes the draft plan available to the public for review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Action Work Plan”. The Remedial Action Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Action Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A – Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site’s investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Michael Squire, Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
Phone: (518) 402-9546
Email: Michael.Squire@dec.ny.gov

Kieran McCarthy, Esq.
NYSDEC
Office of General Counsel
625 Broadway
Albany, NY 12233-1500
Email: Kieran.mccarthy@dec.ny.gov

New York State Department of Health (NYSDOH):

Sarita Wagh
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
Email: sarita.wagh@health.ny.gov

Locations of Reports and Information:

The facility identified below is being used to provide the public with convenient access to important project documents:

New Rochelle Public Library
1 Library Plaza
New Rochelle, NY 10801
Phone: (914) 632-7878

Hours:
Mon/Tues/Thurs: 9 AM to 8 PM
Weds: 10 AM to 6 PM
Fri/Sat: 9 AM to 5 PM
Sun: 1 PM to 5 PM

Site-related documents are also available for review through the DECInfo Locator online at:
<https://www.dec.ny.gov/data/DecDocs/C360201/>

Appendix B – Site Contact List

Westchester County Executive (Chief Executive Officer)

George Latimer
Michaelian Office Building
148 Martine Ave
White Plains, NY 10601

Westchester County Planning Board Chairperson

Richard Hyman
Michaelian Office Building
148 Martine Ave
White Plains, NY 10601

City of New Rochelle City Manager (Chief Executive Officer)

Charles B. Strome III
City Hall
515 North Avenue
New Rochelle, NY 10801

City of New Rochelle Planning Board Chairperson

Sarah C. Dodds-Brown
City Hall
515 North Avenue
New Rochelle, NY 10801

Westchester County Veterans Service Agency

Ronald Tocci, Director
112 East Post Road, 4th Floor, Room 442
White Plains, NY 10601
Phone: 914-995-2145 ext. 2146

Residents, owners, and occupants of the site and properties adjacent to the site:

The contact information for the current owner of the site is:

City of New Rochelle
Suzanne Reider, Senior Project Manager
City Hall
515 North Avenue
New Rochelle, NY 10801
Phone: 914-654-2023

The site is currently vacant and there are no current operators.

Current owners and operators for adjacent properties are provided below.

Direction	Block	Lot	Owner	Occupants
Northeast	84	5	City of New Rochelle City Hall 515 North Avenue New Rochelle, NY 10801 Phone: 914-654-2023	City of New Rochelle Department of Public Works 224 East Main Street New Rochelle, NY 10801 Phone: (914) 235-5830
Northwest	251	1	City of New Rochelle City Hall 515 North Avenue New Rochelle, NY 10801 Phone: 914-654-2023	Faneuil Park – Public Park Space
	84	28	Aliry Corporation c/o The Colley Group Croton Falls, NY 10519 Phone: (914) 576-4972	McDonald's 280 Main Street New Rochelle, NY 10801 Phone: (914) 576-4972
	84	34	L2 Realty, LLC 291 Main Street New Rochelle, NY 10801 Phone no. unknown	New Rochelle Chevrolet 288 Main Street New Rochelle, NY 10801 Phone: (914) 303-6017
Southwest	84	67	Jonel Development Corp. 34 Evans Street New Rochelle, NY 10801 Phone: (914) 576-7777	Masonry Depot 34 Evans Street New Rochelle, NY 10801 Phone: (914) 576-7777
South	Echo Bay – Surface Water			

Local news media from which the community typically obtains information:

The Journal News
 One Gannett Drive
 White Plains, NY 10604
 Phone: (914) 694-9300

The public water supplier which services the area in which the property is located:

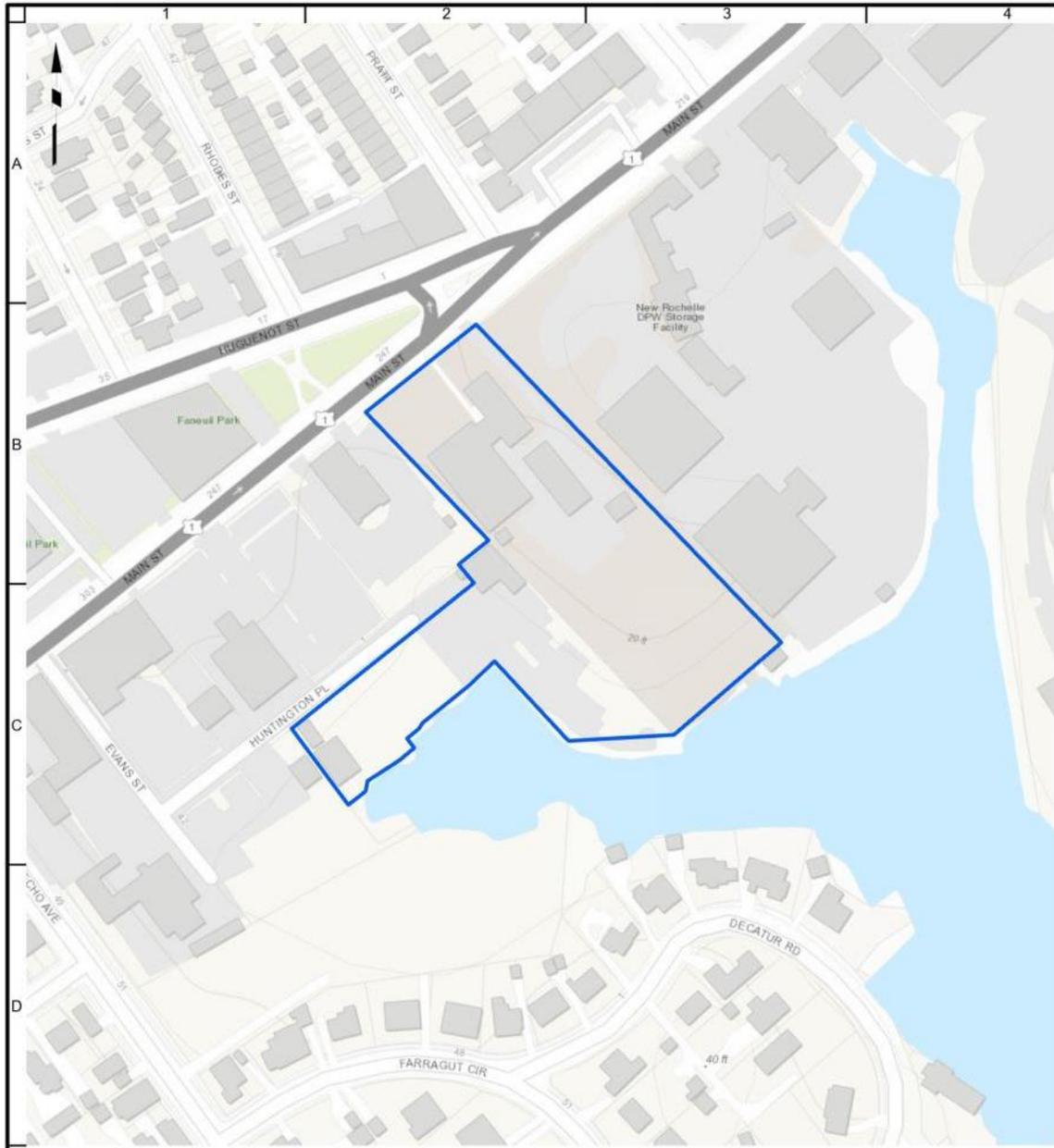
United Water of New Rochelle
2525 Palmer Avenue
New Rochelle, NY 10801
Phone: 914-632-6900

The administrator of any school or day care facility located on or near the site:

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

Name (Approximate distance from site)	Address	Administrator
Bennett Academy of the Performing Arts (approximately 0.14 miles northeast of the site)	225A E Main St New Rochelle, NY 10801	Andrea Bennett Founder and Artistic Director Phone: 914-661-2143
Salesian High School (approximately 0.27 miles northeast of the site)	148 E Main St New Rochelle, NY 10801	John P. Flaherty Principal Phone: (914) 632-0248
Japanese Weekend School of New York (approximately 0.30 miles west of the site)	56 Harrison St # 503 New Rochelle, NY 10801	Takashi Katayama Principal Phone: (914) 636-3770
Growing Minds of New York Day Care Center (approximately 0.37 miles southwest of the site)	466 Main St New Rochelle, NY 10801	Director: Unknown Phone: (914) 738-2747
The Learning Experience (approximately 0.37 miles west of the site)	1 Bally Place New Rochelle, NY 10801	Angela Sampogna Director of Operations Phone: (914) 636-5300
Creative Learning Center (approximately 0.38 miles southwest of the site)	17 Anderson Street New Rochelle, NY 10801	Amy Gelles CEO Phone: (914) 613-0700 x 7301

Appendix C – Site Location Map



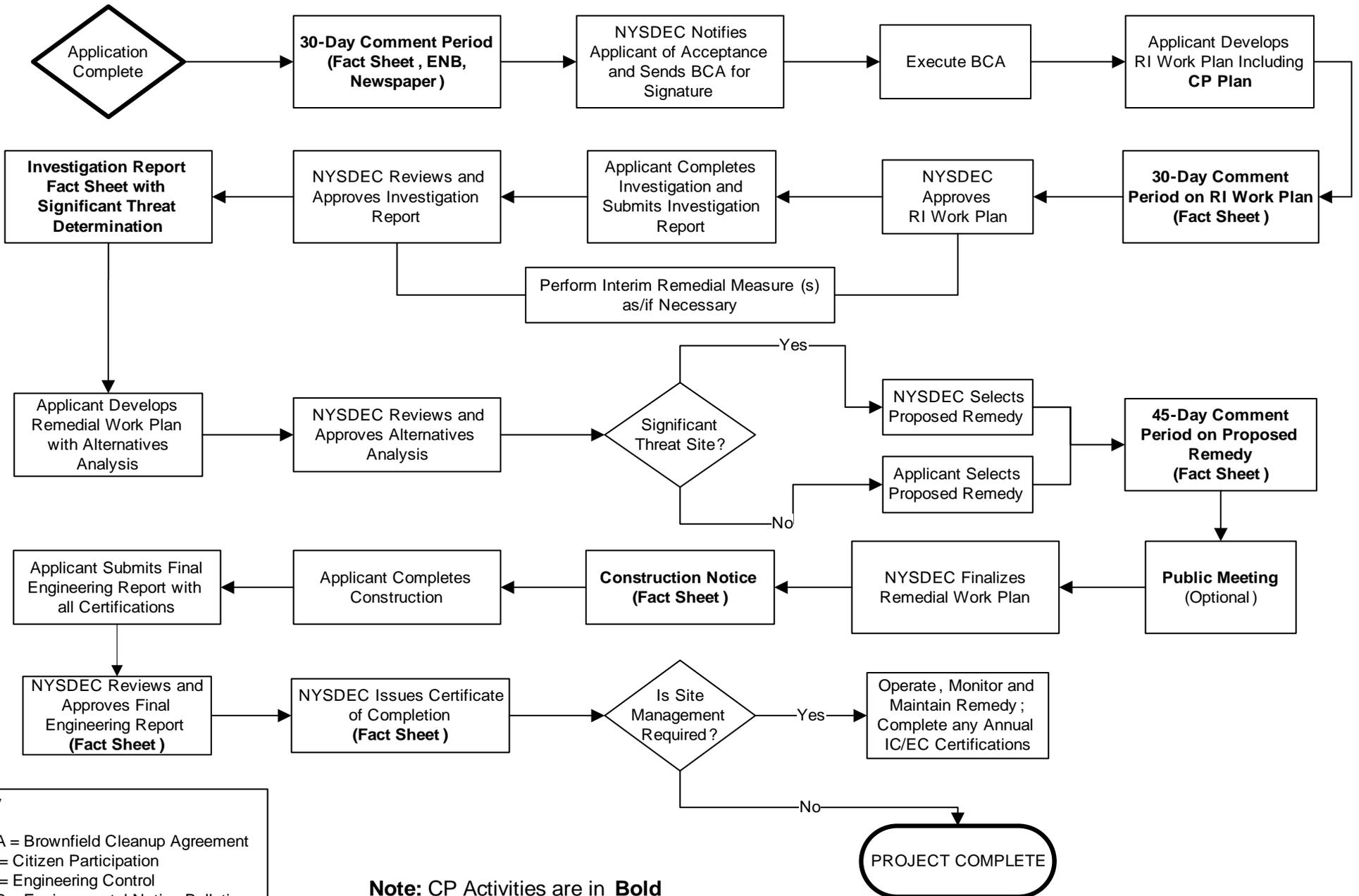
APPROXIMATE BCP SITE BOUNDARY



NOTES:
 1. TOPOGRAPHICAL BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI AND ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE.

 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001-2227 T: 212.479.5400 F: 212.479.5444 www.langan.com Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan	Project AMN SITE 260 MAIN STREET BLOCK No. 84, LOT No. 22 NEW ROCHELLE WESTCHESTER COUNTY NEW YORK	Figure Title SITE LOCATION MAP	Project No. 170331704 Date 9/21/2020 Scale 1"=200' Drawn By EMS Submission Date	Figure No. 1 Sheet 1 of 1
	<small>© 2019 Langan</small>			

Appendix D – Brownfield Cleanup Program Process



Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in **Bold**