

(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

Goodrich Rubber 285 North
Avenue Site
285 North Avenue
New Rochelle, New York

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360212/>
and at these location(s):

New Rochelle Public Library
1 Library Plaza
New Rochelle, New York
(914) 632-7878

*(Repositories may be temporarily
unavailable due to COVID-19 precautions.
If you cannot access the online repository,
please contact the NYSDEC project
manager listed below for assistance)*

Who to Contact

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

Project-Related Questions

Justin Starr, P.G.
Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
(518) 402-9662
justin.starr@dec.ny.gov

Project-Related Health Questions

Dan Tucholski
Public Health Specialist
NYSDOH
ESP Corning Tower, RM 1787
Albany, NY 12237 Albany, New York
12237
Phone: (518) 486-7016
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For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

May 2021

SITE No. C360212
NYSDEC REGION 3

Draft Investigation and Interim Remedial Measure Work Plans for Brownfield Site Available for Public Comment

The public is invited to comment on draft work plans being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate and perform interim remedial measures at the Goodrich Rubber 285 North Avenue site ("site") located at 285 North Avenue, New Rochelle, NY, Westchester County. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 277 NR Principal LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Draft Interim Remedial Measure Work Plan: The Draft Interim Remedial Measures (IRM) Work Plan has also been submitted to facilitate demolition of the existing site structures, installation of Support of Excavation (SOE) and site-wide removal of contaminated soil prior to redevelopment, by presenting protocols for the removal. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. These activities are expected to begin concurrently with the remedial investigation field activities and last about 5 months. The activities will be performed by the applicant with oversight by NYSDEC and NYSDOH.

How to Comment: NYSDEC is accepting written comments about the Draft RIWP and Draft IRM Work Plan for 30 days, from **May 19, 2021 through June 18, 2021**.

- Access the RIWP, IRM Work Plan, and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360212/>.
- 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected. Previous investigations have detected semi-volatile organic compounds (SVOCs), heavy metals and PCBs in soil, SVOCs and

metals in groundwater, and chlorinated and petroleum-related volatile organic compounds (VOCs) in soil vapor. Key components of the planned remedial investigation work include:

- Drilling and sampling 22 soil borings with the collection and laboratory analysis of 3 soil samples per boring;
- Installation of 5 groundwater monitoring wells with the collection and laboratory analysis of 5 groundwater samples; and
- Installation of 7 soil vapor points with the collection and laboratory analysis of 7 soil vapor samples.

Key components of the planned IRM work include:

- Installation of an excavation support system;
- Excavation and removal of approximately 42,000 tons of soil/fill and bedrock to approximately 17 feet below grade;
- Excavation and removal of any petroleum storage tanks, fill ports, vent lines, etc. should they be encountered;
- Post-Excavation endpoint sampling; and
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

Next Steps: NYSDEC will consider public comments, revise the plans as necessary, and approve the work plans. NYSDOH must concur with the plan. After the work plans are approved, the activities detailed in the work plans will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report. When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is 1.03-acres and is bordered on the west by North Avenue, with MTA tracks to the north, and residential and commercial properties to the south and east. The site currently contains a vacant three-story steel frame

masonry block commercial office building on the northern portion of the site, and a vacant one-story building with a two-story addition present on the southern portion of the site. Paved parking areas are found within the southeastern section of the property and off the northeastern and southeastern sides of the buildings. Previous uses of the site, beginning in 1887, include: a hotel, pavilion, stable(s), beer storage, saloon, restaurant(s), jewelers, tailors, upholsters, plumbing supply shop, machining company, filling station, auto repair garage, rubber vulcanization facility, a materials facility, dental practice, roofing and siding business, locksmith, and law firms.

The closest waterbody to the site is Echo Bay/Hudson River. It is located 0.47 miles from the site. The site is not located in a flood zone.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360212) at:

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

<https://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

