



Department of  
Environmental  
Conservation

**Brownfield Cleanup Program**  
**Citizen Participation Plan**  
for  
**Goodrich Rubber 285 North Avenue Site**

April 2021

C360212  
285 North Avenue  
New Rochelle  
Westchester County, New York

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**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: **277 NR Principal LLC**  
Site Name: **Goodrich Rubber 285 North Avenue Site**  
Site Address: **285 North Avenue**  
**New Rochelle, New York**  
Site County: **Westchester County**  
Site Number: **C360212**

## **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 also are 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.

The NYSDEC has not yet determined if the site does or does not pose a significant threat.

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)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	Before NYSDEC approves RWP. 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.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	At the time the cleanup action has been completed. <b>Note:</b> 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.

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the Site. However, these impacts will be mitigated through implementation of a Health and Safety Plan and Soil Management Plan approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan (CAMP) will also be implemented to monitor dust and vapors to ensure the community is not impacted. CAMP implementation involves the placement of air monitoring stations upwind and downwind of where work is occurring to capture both dust and vapor emissions. If dust or emissions exceed a set threshold established by DEC and the Department of Health, then work must cease, and the cause of the issue must be corrected before work can proceed.

The site is located in an 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.

The site includes a community with a sizable Hispanic-American population; therefore, all future fact sheets will be translated into Spanish.

### **4. Site Information**

Appendix C contains a map identifying the location of the site.

#### *Site Description*

##### **Database:**

- **Location – 285 North Avenue, New Rochelle, New York, Westchester County**
- **Setting – Urban**
- **Site Size – 1.03 acres**
- **Adjacent Properties – Residential, Commercial**

## *History of Site Use, Investigation, and Cleanup*

In 1887, the Property was shown approximately 20 feet east of North Avenue. The western portion of the Site was developed with a hotel, pavilion, a shed, and a stable at this time. A jewelry business that fronted North Avenue was partially located on the property. Jewelers historically utilized chemicals, particularly acids for their cleaning processes. In addition, heavy metals contamination is a common contaminant associated with the jewelry making process. The northern portion of the property consisted of a street bed, and the remaining portion was vacant.

In 1892, the hotel and the Jewelry business on the property both became stores, and the Pavilion was demolished. There were also two sheds, a stable, and a small beer storage building. In 1896, the former hotel/store is depicted as a “sal,” which may indicate a saloon. Two new sheds were shown on the western portion of the property. In addition, two stores were shown fronting North Avenue.

In 1903, the beer storage building is labeled as “New Rochelle Bottling Co.” The stores on the property are labeled as a tailor and a jewelry business (which may have included manufacturing). Two buildings and a dwelling are also shown on the eastern portion of the property.

In 1911, an additional store is present fronting North Avenue. On the Southern Portion of site, a rubber vulcanization (hardening) facility was present. The facility was run by Westchester Rubber Works. The map noted that the facility has one small “gas vulcanizer.” Also, in 1911, the northern portion of the property was developed by W.F. Vernon Masons Materials facility, but a newspaper article indicates that B.F. Goodrich took over the facility and it was still operating until the 1950s. An upholster was shown in the northeastern corner of the Site. Upholsters historically utilized chemicals such as cleaning agents and softeners to ease the stretching of materials used to upholster furniture. The eastern portion of the site contained a dwelling, two stores and part of a garage.

The original commercial building on the site was constructed around 1930. In 1930, there was the commercial structure, a storage building and several parking garages on the site. The saloon, restaurant, stores, and rubber vulcanization facility on the western portion of the facility were demolished. Also, the former upholster in the northeastern corner of the property was replaced by the western portion of a plumbing supply shop and other building is depicted as a bank.

In 1951, the site contained a store, a filling station, a parking lot and a parking garage. One of the former parking garages became an auto repair shop. Cornwall Automatic was present on the site in 1972. In 1976, the original building was demolished, and the current building was constructed. Since then, the site has been occupied by a roofing and siding business, a restaurant, offices, dental offices, a lock smith, banks, and a counseling center. Historical on-site uses, including potential machinery repair or manufacturing,

roofing and siding, and a plumbing shop, may have affected subsurface conditions beneath the site. The Bank of America was the last tenant, and the bank vacated the site in March of 2019. Currently, the site is vacant.

There was a 10,000-gallon capacity underground storage tank (UST) on the northeastern side of the building used for heating oil. In 1990, the tank failed a tightness test, and a spill was reported to the NYS DEC (Spill No. 8912285). The spill was closed in 1991. To address the test failure, the UST was emptied, cleaned, and equipped with a liner. Two groundwater monitoring wells were also installed sometime in 1990. On January 18, 2007 and January 19, 2007 two more spills were reported to the NYS DEC regarding the UST (Spill Nos. 0611580 and 0622648). Both spills were closed in 2008. The tank was removed from the site (pumped and cleaned of contents) in October of 2007. These spills reported #2 fuel oil as the material spilled. Once the tank was removed, visual and olfactory signs of soil contamination were present. Approximately 356.79 tons of petroleum contaminated soils from the Site. Currently there is a heating oil 5,000-gallon capacity UST located on the northeastern side of the building.

The first investigation of the site took place in 1995, when AquaTerra Environmental Services Corp. (AquaTerra) was retained to conduct a Phase I Environmental Site Assessment Report (ESA). AquaTerra also conducted a Phase II ESA in 1996. At this time to 10,000-gallon UST passed the tightness test. Testing of the groundwater revealed the presence of benzene and xylenes at concentrations above NYSDEC cleanup standards. Subsequent site investigations by another consulting firm called Team Environmental Consultants, Inc (TEAMS) did not determine that there were any environmental liability issues or recognized environmental conditions (RECs) were associated with the site and did not recommend follow-up site investigations.

Nevertheless, a Phase II subsurface investigation conducted in 2020 identified contamination as a result of the Site's long history of industrial and commercial uses that led to contamination. The primary contaminants of concern are semi volatile organic compounds (SVOCs), Petroleum VOCs, metals and PCBs in soil, SVOCs and metals in groundwater, and chlorinated and petroleum related volatile organic compound (VOCs) in soil vapor. High levels of lead were detected all throughout the site. The presence of lead could be attributed to former historic on-site operation of the filling stations. Barium was another heavy metal located on the site. Finally, petroleum-like odors and elevated PID vapors were found and are suggested to be residual contamination from the former 10,000-gallon UST and associated petroleum spills. The detection of chlorinated solvents in soil vapor, at least in part, were attributed to the historical on-site operations of the filling station and rubber factory/vulcanization plant. Specifically, the compound 2-butanone is used in rubber manufacturing.

## **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 onsite, 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 unrestricted use or restricted residential purposes.

To achieve this goal, the Applicant will conduct investigation 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 workplan, 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 submits a draft "Remedial Investigation Work Plan" to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public 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 Work Plan". The Remedial Work Plan describes the Applicant's proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial 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 New York State Department of Health (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):**

Justin Starr, P.G.  
Project Manager  
NYS Dept. of Environmental Conservation  
625 Broadway, 12th Floor  
Albany, NY 12233-7014  
justin.starr@dec.ny.gov

#### **New York State Department of Health (NYSDOH):**

Dan Tucholski  
Public Health Specialist II  
Phone: (518) 402-7860  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Room 1787  
Albany, New York 12237

### **Locations of Reports and**

### **Information**

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

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

If you cannot access the online repository at <https://gisservices.dec.ny.gov/gis/dil/>, and specifically the link to the documents in relation to this site at

<https://www.dec.ny.gov/data/DecDocs/C360212/> please contact the NYSDEC project manager listed above for assistance. Type in the site address when accessing this website and then click on DEC Information Layers link. In this link, click "Environmental Cleanup" and check all of the boxes. Then zoom in to see the documents of this site.

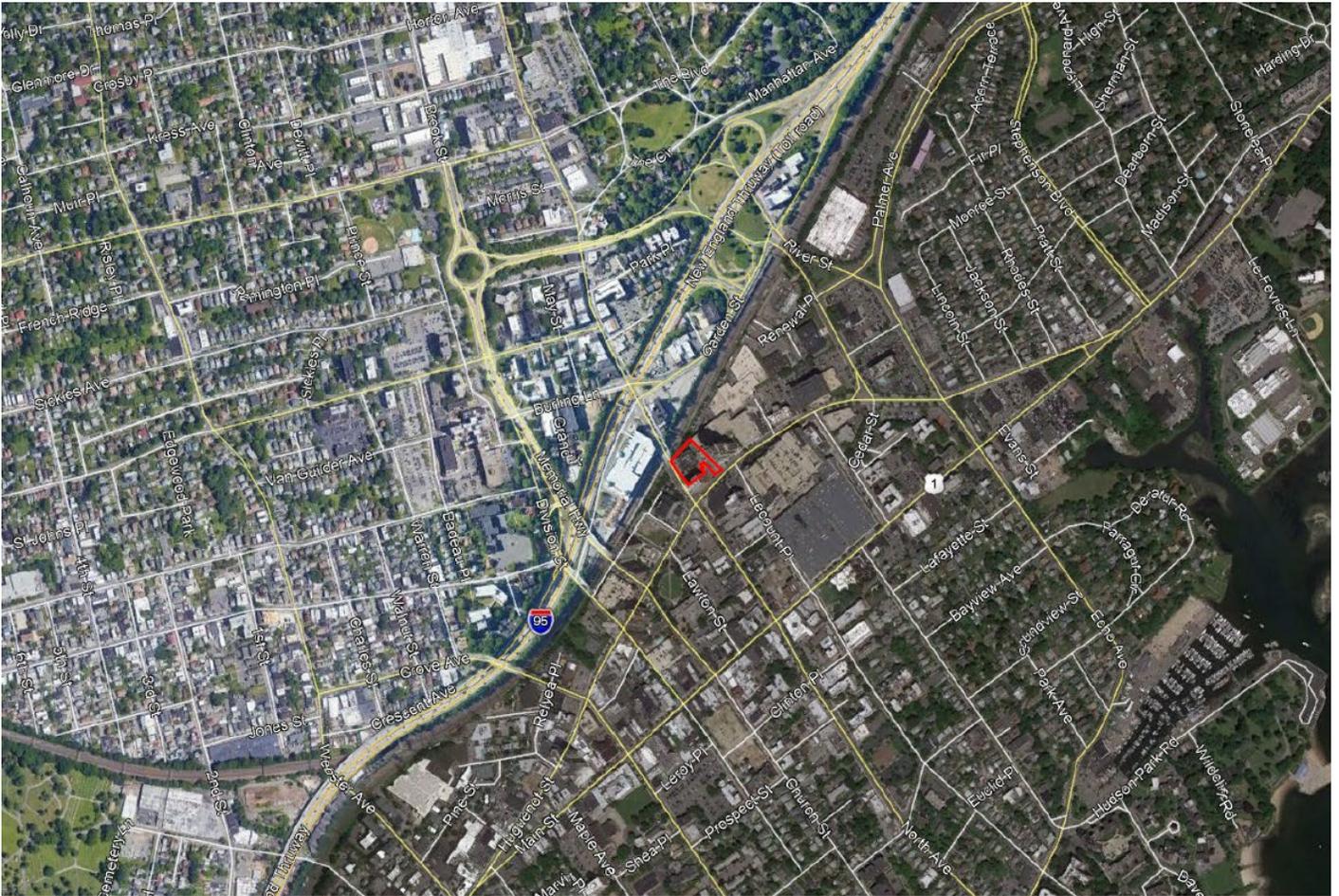
## Appendix B - Site Contact List

<b>Federal and State Officials</b>		
<p>Chuck E. Schumer U.S. Senator 780 Third Avenue, Suite 2301 New York, NY 10017</p>	<p>Kristen Gillibrand U.S. Senator 780 Third Avenue, Suite 2601 New York, NY 10017</p>	<p>Eliot L. Engel U.S. House of Representatives, 16th Congressional District 6 Gramatan Avenue, Suite 205 Mt. Vernon, NY 10550</p>
<p>Andrea Stewart-Cousins New York State Senator, 35th District 28 Wells Avenue, Building 3 Yonkers, NY 10701</p>	<p>George Latimer Westchester County Executive 148 Martine Avenue, Suite 900 White Plains, NY 10601</p>	<p>Richard Hyman, Chairperson Westchester County Planning Board, 148 Martine Avenue, Room 420 White Plains, NY 10601</p>
<p>Noam Bramson Mayor of New Rochelle City Hall, 515 North Avenue New Rochelle, NY 10801</p>	<p>Sarah C. Dobbs-Brown, Chairperson New Rochelle Planning Board, City Hall, 515 North Avenue New Rochelle, NY 10801</p>	
<b>Media Outlets</b>		
<p>The Journal News- Westchester Media Outlet 1133 Westchester Avenue, Suite N110 White Plains, NY 10604</p>		
<b>Public Water Supplier</b>		
<p>Nadine Leslie, CEO SUEZ Westchester Ops, Public Water Supplier 2525 Palmer Avenue New Rochelle, NY 10801</p>		
<b>Schools, Daycare and Community Centers</b>		
<p>Devin Chisolm, Principal Salesian High School 148 East Main Street New Rochelle, NY 10801</p>	<p>Andrea Schwach Campus Alternative School, Administrator 50 Washington Avenue New Rochelle, NY 10801</p>	<p>Michael Galland Columbus Elementary School, Principal 275 Washington Avenue New Rochelle, NY 10801</p>
<p>Melissa A. Passarelli, Principal Daniel Webster Elementary School, 95 Glenmore Drive</p>	<p>Trenton Hamidan Westchester Area School, Administrator 456 Webster Avenue New Rochelle, NY 10801</p>	<p>Patrick and Deloris Hogan Dee's Tots Childcare, Owners 166 Lincoln Avenue New Rochelle, NY 10801</p>

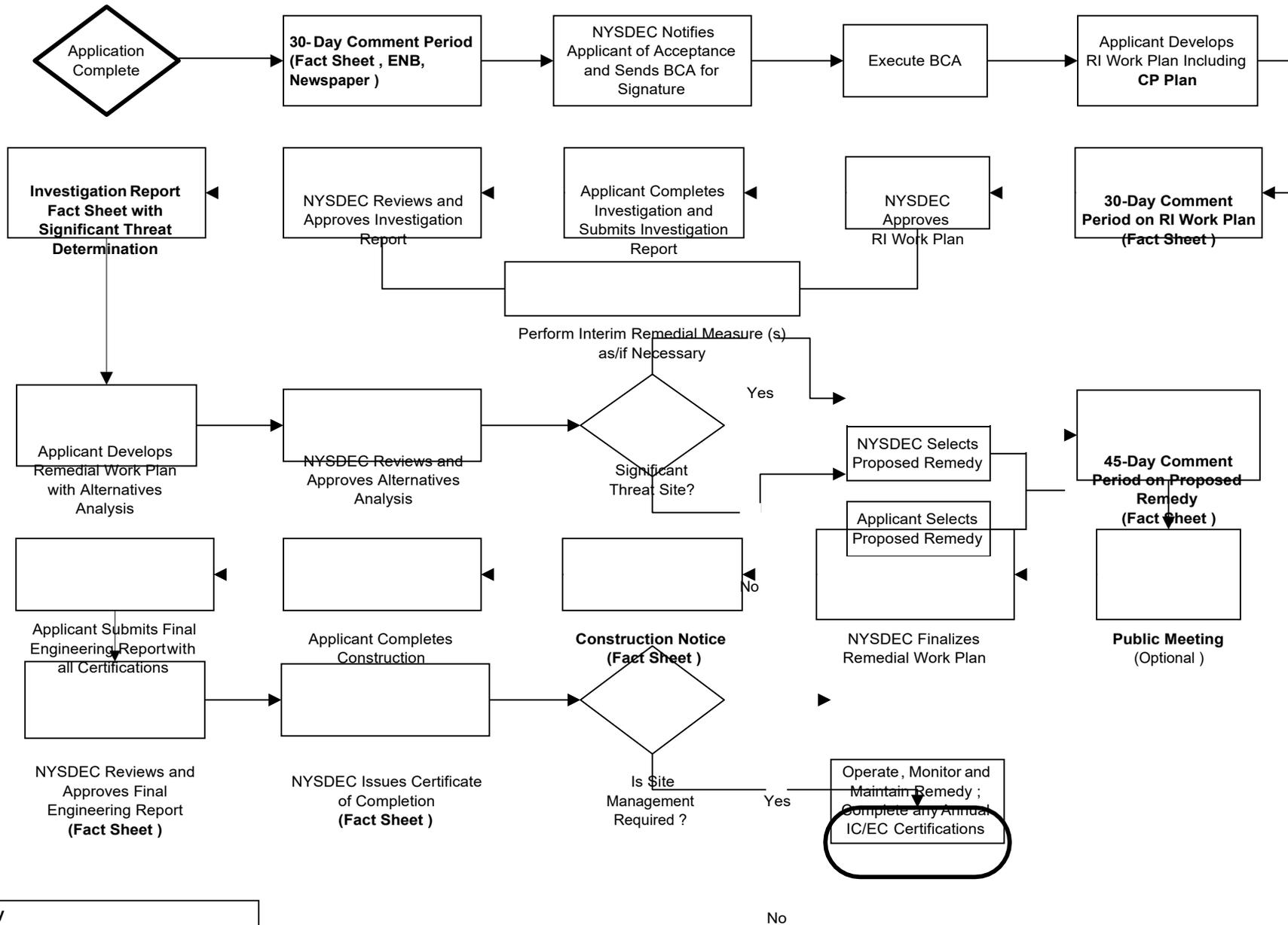
New Rochelle, NY 10801		
Angela Sampogna The learning Experience, Director 1 Bally Place New Rochelle, Ny 10801	Jennifer Jones Growing Minds of New York, Inc., Owner 466 Main Street New Rochelle, NY 10801	Carmen M. Youngs Little Rascals Daycare, Owner 18 Badeau Place New Rochelle, NY 10801
<b>Adjacent Property Owners and Operators</b>		
Kaufman Huguenot Company, Adj Property Owner Huguenot Street and 271 North 505 Park Avenue New York, NY 10022	North Brook Realty Association Adj Property Owner of 270 North Avenue 137 Clinton Lane Spring Valley, NY 10977	288 North Avenue Property, Inc. Adj Property Owner of 288 North Avenue 288 North Avenue New Rochelle, NY 10801
Consolidated Rail Corp., Adj Property Owner North to Station Plaza 1000 Howard Blvd, 4th Floor Mt. Laurel, NJ 08054	The City of New Rochelle Adj Property Owner of North Avenue City Hall, 515 North Avenue New Rochelle, NY 10801	Silwis LLC Adj Property Owner of 171 Huguenot 34 Meadow Road Scarsdale, NY 10583
New Rochelle Industrial Development Agency Adjacent Property Owner of 175 Huguenot Street City Hall, 515 North Avenue New Rochelle, NY 10801	United States of America - US Post Office Adj Property Owner of 255 North Avenue 255 North Avenue New Rochelle, NY 10801	Soothing Day Spa Adj Property Operator of 271 North 271 North Avenue New Rochelle, NY 10801
Sussex Realty Adj Property Operator of 271 North Avenue 271 North Avenue, #101 New Rochelle, NY 10801	Tower Deli Café Adj Property Operator of 271 North Avenue 271 North Avenue New Rochelle, NY 10801	Sitecare Consumer Adjacent Property Operator of 271 North Avenue 271 North Avenue New Rochelle, NY 10801
Fordham Wigs of Westchester Adjacent Property Operator of 271 North Avenue 271 North Avenue New Rochelle, NY 10801	Vision Homecare Services Adjacent Property Operator of 271 North Avenue 271 North Avenue, #411 New Rochelle, NY 10801	Yacine's Authentic African Hair Salon Adjacent Property Operator of 271 North Avenue 271 North Avenue New Rochelle, NY 10801
Texas Roadhouse Adjacent Property Operator of 181 Huguenot Street 181 Huguenot Street New Rochelle, NY 10801	New York Sports Clubs Adjacent Property Operator of 175 Huguenot Street 175 Huguenot Street New Rochelle, Ny 10801	GoodFriend Self Storage Adjacent Property Operator of 175 Huguenot Street 175 Huguenot Street New Rochelle, NY 10801
Regus Adjacent Property Operator of 173 Huguenot Street 173 Huguenot Street New Rochelle, NY 10801	Actipotens Adjacent Property Operator of 175 Huguenot Street 175 Huguenot Street New Rochelle, NY 10801	Westmed Urgent Care Adjacent Property Operator of 171 Huguenot Street 171 Huguenot Street New Rochelle, NY 10801
Bel Aqua Pool Supply Adjacent Property Operator	Chase Bank Adjacent Property Operator	London Luxury LLC Adjacent Property Operator

of 171 Huguenot Street 20 Commerce Drive New Rochelle, NY 10801	of 270 North Avenue 270 North Avenue New Rochelle, NY 10801	of 270 North Avenue 270 North Avenue New Rochelle, NY 10801
NHI Agency Adjacent Property Operator of 270 North Avenue 270 North Avenue New Rochelle, NY 10801	M.S. Walker Adjacent Property Operator of 270 North Avenue 270 North Avenue New Rochelle, NY 10801	New Rochelle News & Grocery Adjacent Property Operator of 288 North Avenue 288 North Avenue New Rochelle, NY 10801

## Appendix C - Site Location Map



# Appendix D– Brownfield Cleanup Program Process



**Key**  
 BCA = Brownfield Cleanup Agreement  
 CP = Citizen Participation  
 EC = Engineering Control  
 ENB = Environmental Notice Bulletin

**Note:** CP Activities are in

**Bold**

PROJECT COMPLETE



Division of Environmental Remediation

## Remedial Programs Scoping Sheet for Major Issues of Public Concern

**Site Name:** Goodrich Rubber 285 North Avenue Site.

**Site Number:** C360212

**Site Address and County:** 285 North Avenue, New Rochelle, New York, Westchester County.

**Remedial Party:** 277 NR Principal LLC

**Note: For Parts 1. – 3., the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.**

**Part 1.** List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs.

The list of potential impacts contained in the CPP are typical impacts of remediation on brownfield sites.

How were these issues and/or information needs identified?

See response above.

**Part 2.** List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

Nothing is needed from the community at this time.

How were these information needs identified?

N/A

**Part 3.** List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

Communication of each step in the BCP process must be communicated in Fact Sheets and public hearings if required.

How were these issues and/or information needs identified?

This is part of the CPP Process.

**Part 4.** Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

Residential    Agricultural    Recreational    Commercial    Industrial

b. Residential type around site:

Urban    Suburban    Rural

c. Population density around site:

High    Medium    Low

d. Water supply of nearby residences:

**Public**    **Private Wells**    **Mixed**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

**Yes**    **No**

Provide details if appropriate:

[Click here to enter text.](#)

f. Other environmental issues significantly impacted/impacting the affected community?

**Yes**    **No**

Provide details if appropriate:

[Click here to enter text.](#)

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

**Yes**    **No**

h. Special considerations:

**Language**    **Age**    **Transportation**    **Other**

Explain any marked categories in **h**:

Large Hispanic population; Spanish speaking

**Part 5.** The site contact list must include, at a minimum, the individuals, groups, and organizations identified in the instructions for **Part 5**. Are other individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

**Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

**Local Officials:** [Click here to enter text.](#)

**Media:** [Click here to enter text.](#)

**Business/Commercial Interests:** [Click here to enter text.](#)

**Labor Group(s)/Employees:** [Click here to enter text.](#)

**Indian Nation:** [Click here to enter text.](#)

**Citizens/Community Group(s):** [Click here to enter text.](#)

**Environmental Justice Group(s):** [Click here to enter text.](#)

**Environmental Group(s):** [Click here to enter text.](#)

**Civic Group(s):** [Click here to enter text.](#)

**Recreational Group(s):** [Click here to enter text.](#)

**Other(s):** [Click here to enter text.](#)

**Prepared/Updated By:** Linda R. Shaw, Esq.

**Date:** 4/9/21

**Reviewed/Approved By:** [Click here to enter text.](#)

**Date:** [Click here to enter text.](#)