



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Block 417 New Rochelle  
327-329 Huguenot Street  
New Rochelle, NY 10801

SITE No. C360216

NYSDEC REGION 3

April 2022

## Where to Find Information:

DEC Info Locator – Web Application  
<https://www.dec.ny.gov/data/DecDocs/C360216/>

**New Rochelle Public Library\***  
1 Library Plaza  
New Rochelle, NY 10801  
(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**  
Michael Kilmer, Project Manager  
NYSDEC  
21 S. Putt Corners Rd  
New Paltz, NY 12561  
(845) 633-5463  
[michael.kilmer@dec.ny.gov](mailto:michael.kilmer@dec.ny.gov)

**Project-Related Health Questions**  
Eamonn O’Neil  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7877  
[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 Block 417 New Rochelle site (“site”) located at 327-329 Huguenot Street, 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 removal of all soils on-site; the lack of contamination in groundwater on-site; and the results of the off-site exposure assessment that showed low potential for human exposure to site-related contaminants via soil vapor intrusion.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **April 6 through May 21, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360216/>.
- 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 Work Plan:** The proposed Unrestricted Use remedy consists of:

- Excavation and off-site disposal of contaminated soil to bedrock across the entire site;
- Removing Underground Storage Tanks (USTs);
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems.
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

# BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by RFMCH Huguenot Property Owner II LLC and RFMCH Huguenot Development Partners II LLC (“applicants”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

**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 0.344-acre site is bordered on the south by Centre Avenue and on the east by Huguenot Street. The site is currently under construction. The site was used for residential purposes (apartment building) in the early 1900s until 1990 when the City of New Rochelle acquired the site, demolished the building, and converted the site into a parking lot. The anticipated redevelopment includes a mixed-use residential/commercial apartment building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C360216) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are semi-volatile organic compounds

(SVOCs), metals, and pesticides which are present site-wide in soil. The SVOCs and metals are likely related to historic fill. Pesticides are likely from historic use on the property. Groundwater within the bedrock beneath the site is not impacted.

**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>

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## 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)

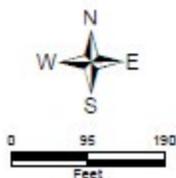
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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



### Site Location Map

Block 417 New Rochelle  
City of New Rochelle, Westchester County  
Site No. C360216



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<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。
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<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।
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<b>Języki 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: Michael Kilmer (845) 633-5463 michael.kilmer@dec.ny.gov**