



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Centre Avenue Development - South

Site Code: C360182

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 33 Centre Avenue

City: New Rochelle Zip: 10801

County: Westchester

Latitude: 40.908191667

Longitude: -73.785380556

Site Type:

Estimated Size: 0.46 Acres

Site Owner(s) and Operator(s)

Current Owner Name: RFMCH Huguenot Property Owner LLC

Current Owner(s) Address: 7 Renaissance Square, 4th Floor
White Plains, NY, 10601

Site Document Repository

Name: New Rochelle Public Library

Address: 1 Library Plaza
New Rochelle, NY 10801

Site Description

Location The 0.46-acre rectangular-shaped site is located in an urban area in the Downtown District of the City of New Rochelle, New York and is identified as Section 2, Block 437, Lots 1, 3 and 42 on the Westchester County Tax Map. Lots 1 and 3 are identified by address 339 Huguenot Street and Lot 42 is identified by 33-35 Centre Avenue. The property is undergoing a lot merger in conjunction with development. The site is located on the northern part of the city block bordered by Centre Avenue to the north, Huguenot Street to the east, Columbus Avenue to the south, and Relyea Place to the west.

The site is bordered to the south by multi-story residential and commercial buildings. Site Features The site encompasses an area of about 20,000 square feet (0.46 acres). Sidewalk elevations (el) generally increase from southwest to northeast and range from about el 87.3 to 97.2 feet referenced to the North American Vertical Datum of 1988 (NAVD88). The site is occupied by a one-story industrial building with a partial cellar occupied by an electroplating and metal-finishing business, and an open-air parking lot. Current Zoning and Land Use The site is located within the Downtown Business (DB) (eastern portion) and Light Industry (LI) (western portion) zoning districts. Permitted principal uses of DB districts include stores, retail, offices, and residential units located on the second floor and above only. Permitted principal uses of LI districts include manufacturers, offices, medical facilities and parking garages. The current zoning designation is consistent with the proposed development. The surrounding area includes commercial, industrial, residential and institutional buildings. Past Use of the Site Based on review of Sanborn fire insurance maps, Lots 1 and 3 were developed with dwellings between 1887 and 1951 and with a parking lot between 1990 and 2003. Lot 42 is shown as undeveloped land prior to 1931, as a garage in 1931, and subsequently developed with residential, commercial and industrial buildings. Lot 42 has been occupied by an electroplating and metal-finishing business since 1971. The site is registered as a Conditionally Exempt Small Quantity Generator (CESQG) (Facility ID No. NYD002015402 [Eric S. Turner & Company, Inc.]). The site was historically listed as a Large Quantity Generator (LQG) and as a Small Quantity Generator (SGQ) for the generation of characteristic hazardous waste D001 (ignitable waste), D002 (corrosive waste), D005 (barium), D007 (chromium), D008 (lead), D039 (tetrachloroethene [PCE]), and U226 (1,1,1-trichloroethane [1,1,1-TCA]) between 1984 and 2004. The site is also identified as a New York State Department of Environmental Conservation (NYSDEC) Air Discharge Facility (Facility ID No. 3611900260 [Eric S. Turner & Company, Inc.]) for potential uncontrolled emissions less than 100 tons of total hazardous air pollutants per year. Site Geology and Hydrogeology According to the 1970 Geologic Map of New York - Lower Hudson Sheet published by the University of the State of New York, the bedrock underlying the site is of the Hartland Formation, and is comprised primarily of basal amphibolite overlain by polytropic schists. Soil borings were advanced to explore the subsurface conditions during the 24 January 2018 Phase II Environmental Site Assessment by WCD Ground, LLC (WCD) and the 25 January 2018 Summary Report of Environmental Investigation by WCD. During the previous subsurface investigations at the site, historic fill was identified across the site from grade surface to depths ranging from 1 to 7.5 feet below grade surface (bgs). Historic fill was generally deeper on the eastern portion of the site. Historic fill predominately consisted of brown and black sand with varying amounts of gravel, brick, organic material, asphalt, metal and clay. Sand with varying amounts of silt, clay and gravel was observed beneath the historic fill. Regional groundwater flow direction for the area is estimated to the south-southwest. Groundwater underlying the site is reported to range from about 5 to 15 feet bgs across the site footprint.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

chromium
nickel
1,1,1-Trichloroethane(TCA)
1,1-dichloroethene
1,1 dichloroethene
tetrachloroethene (PCE)
barium
trichloroethene (TCE)

Site Environmental Assessment

The primary contaminants of concern include volatile organic compounds (VOC), semivolatile organic compounds (SVOC) and metals in soil, and chlorinated VOCs (CVOC) in groundwater and soil vapor. Contaminant concentrations detected above applicable regulatory standards for each media (soil, groundwater, soil vapor) are summarized below. Soil - A total of 20 soil samples were collected during previous investigations. Soil sample analytical results were compared to UU and RURR SCOs. Analytes detected with concentrations above the restricted residential soil cleanup objectives are listed below. SVOCs ζ benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and ideno(1,2,3-cd)pyrene *Metals ζ barium, chromium, and nickel. Groundwater - A total of 15 groundwater samples were collected during previous investigations. Groundwater sample analytical results were compared to the NYSDEC SGVs. Analytes detected with concentrations above NYSDEC SGVs are listed below. VOCs ζ 1,1,1-TCA, 1,1-dichloroethane, 1,1-DCE, PCE, and TCE Soil Vapor - A total of four soil vapor samples and one outdoor ambient air sample were collected during previous investigations. Soil vapor sample analytical results were compared to the minimum soil vapor concentrations recommending mitigation as set forth in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in New York State Decision Matrices for Sub-slab Vapor and Indoor Air and subsequent updates (2017). Relevant findings are listed below. Total VOC concentrations ranged from 6,279 to 278,781 $\mu\text{g}/\text{m}^3$

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

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