



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: The Huguenot

Site Code: C360157

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 381-393 Huguenot Street

City: New Rochelle Zip: 10801

County: Westchester

Latitude: 40.906888889

Longitude: -73.786111111

Site Type:

Estimated Size: 0.39 Acres

Site Owner(s) and Operator(s)

Site Document Repository

Name: New Rochelle Public Library

Address: One Library Plaza

New Rochelle, NY 10801

Site Description

Location: The 0.39-acre site is located in an urban area at 381-393 Huguenot Street, in New Rochelle, Westchester County. The site is bound to the north by a vacant store (first floor) with a residential unit above; to the south by a three-story residential apartment building and a one-story residential building; to the east by Huguenot Street and beyond by a gasoline filling station; and to the west by an office building/warehouse. **Site Features:** The site consists of four irregular-shaped parcels and currently maintains two structures. A 3,400-square foot one-story building with a partial basement sits on the south end of the site which, until August of 2018, was used for office and storage space associated with a U-Haul business, a real-estate firm, and a janitorial supply business. The second structure is a two-story building located on the north end of the site that until June of 2018 housed a church ministry

on the first floor, two apartments on the second floor, and a hydraulic repair business in the basement. Both buildings are now vacant pending demolition. Current Zoning and Land Use: The site is located within the City of New Rochelle's recently designated (2015) Downtown Overlay Zone in a mixed-use setting. The site and surrounding parcels are utilized for mixed commercial and residential uses. The nearest residential dwellings include two apartment buildings on the adjacent property south of the site, with mixed-use commercial/residential properties located immediately north of the site and to the east across Huguenot Street. Past Use of the Site: The northern portion of the site has been utilized for dry cleaning services since 1931, and for manufacturing since the 1970s to 2010s. The potential source of contamination in this area includes the former dry cleaning operations and former fuel oil underground storage tanks (USTs) located on-site. The central portion of the site has maintained a residential dwelling since 1931, and has been used for truck and trailer parking since the 1990s. The potential source of contamination in this area includes a former fuel oil UST, which was removed prior to 1997. The southern portion of the site has maintained a gasoline filling station and car wash from the 1930s to the 1950s, and then a warehouse from the 1970s to 2010s. The potential source of contamination in this area includes former gasoline USTs and a car wash operation. In addition, urban fill material was encountered throughout the site. A spill was reported on June 6, 1996 at 381 Huguenot Street due to soil and groundwater contamination encountered during a previous site investigation (NYSDEC Spill #9604099). Phase I and II Environmental Site Assessments (ESAs) were performed in March 2016 at the site to evaluate potential environmental impacts. In February 2017 a Supplemental Subsurface Investigation (SSI) was conducted at the site to further define the environmental impacts present on-site. Site Geology and Hydrogeology: The site is overlain by a layer of urban fill material consisting of a heterogeneous mixture of medium to fine sand and silt, coarse to fine gravel and occasional asphalt, concrete and brick fragments, which varies in thickness between 1 and 6 feet. Below the fill is a native soil layer made up of medium to fine sand with silt, coarse to fine gravel, and occasional cobbles. Weathered bedrock was encountered at depths between approximately 5 and 20 feet below grade, while more competent bedrock was found at depths between approximately 10 and 24 feet below grade. Groundwater was encountered at depths between approximately 6 and 9 feet below grade and flows in a west-northwest direction.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

chrysene
indeno(1,2,3-CD)pyrene
1,2,4-trimethylbenzene
benzo(b)fluoranthene
butylbenzene
manganese
benzo(a)anthracene
magnesium
mercury

phenanthrene
polychlorinated biphenyls (PCB)
selenium
1,3,5-trimethylbenzene
benzo[k]fluoranthene
n-propylbenzene
1,3-dichlorobenzene
cadmium
fluorene
lead
sodium
iron
naphthalene
trichloroethene (TCE)
isopropylbenzene
phenol
sec-butylbenzene
benzo(a)pyrene
dibenz[a,h]anthracene
ethylbenzene

Site Environmental Assessment

Nature and Extent of Contamination: Based upon investigations conducted to date, the primary contaminants of concern found in site soils include semi-volatile organic compounds (SVOCs) and metals. The primary contaminants of concern found in site groundwater include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals. Soil - Numerous soil borings were completed between 2016 and 2018 to delineate the nature and extent of contamination on the site. Soil samples were analyzed for VOCs, SVOCs, metals, pesticides and PCBs. The investigations identified SVOCs and metals contamination in shallow soils at numerous locations across the site at concentrations exceeding restricted residential use soil cleanup objectives (RRSCOs). SVOCs identified in the on-site soils exceeding applicable RRSCOs include benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, and indeno(1,2,3-c,d)pyrene at maximum concentrations of 5.8 parts per million (ppm), 5.8 ppm, 5.6 ppm, 5.4 ppm, 5.8 ppm, 0.72 ppm and 4.0 ppm, respectively. The RRSCOs for these compounds are 1.0 ppm, 1.0 ppm, 1.0 ppm, 3.9 ppm, 3.9 ppm, 0.33 ppm, and 0.5 ppm, respectively. Metals detected in the on-site soil exceeding applicable RRSCOs include cadmium, lead, and mercury at maximum concentrations of 4.79 ppm, 4,330 ppm, and 1.26 ppm, respectively. The RRSCOs for these metals are 4.3 ppm, 400 ppm, and 0.81 ppm, respectively. While no VOCs were detected above RRSCOs in any of the soil samples, VOCs were found in shallow soils at levels exceeding unrestricted use soil cleanup objectives (UUSCOs). VOCs identified in the shallow on-site soils exceeding applicable UUSCOs include trichloroethene (TCE) and xylenes at maximum concentrations of 3.1 ppm and 3.49 ppm, respectively. The UUSCOs for these compounds are 0.47

ppm and 0.26 ppm, respectively. No pesticides were detected above RRSCOs in any of the soil samples. PCBs were identified in deeper soils at one location at a concentration of 3.0 ppm, exceeding the RRSCO of 1.0 ppm. Groundwater - On-site groundwater was investigated through the installation of monitoring wells located on and around the site. Groundwater investigations were conducted between 2016 and 2018 and included analyses for VOCs, SVOCs, metals, pesticides, PCBs, and per- and polyfluoroalkyl substances (PFAS). VOCs identified in site groundwater in excess of ambient water quality standards include ethylbenzene, isopropylbenzene, n-butylbenzene, n-propylbenzene, p-isopropyltoluene, sec-butylbenzene, trichloroethene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and 1,3-dichlorobenzene at maximum concentrations of 22 parts per billion (ppb), 190 ppb, 240 ppb, 400 ppb, 48 ppb, 220 ppb, 6.3 ppb, 20 ppb, 6 ppb, and 6.8 ppb, respectively. The ambient water quality standard for each of these compounds is 5 ppb, except for 3-dichlorobenzene at 3 ppb. SVOCs identified in on-site groundwater in excess of standards include benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, fluorene, indeno(1,2,3-c,d)pyrene, naphthalene, phenanthrene, and phenol at maximum concentrations of 0.55 ppb, 0.35 ppb, 0.29 ppb, 0.57 ppb, 1,700 ppb, 0.05 ppb, 2,900 ppb, 2,900 ppb, and 1.4 ppb, respectively. The ambient water quality standards for these compounds are 0.002 ppb, 0.002 ppb, 0.002 ppb, 0.002 ppb, 50 ppb, 0.002 ppb, 10 ppb, 50 ppb, and 1 ppb, respectively. Metals identified in site groundwater in excess of standards include aluminum, iron, magnesium, manganese, selenium, and sodium at maximum concentrations of 791 ppb, 52,500 ppb, 45,000 ppb, 16,000 ppb, 12 ppb, and 358,000 ppb, respectively. The ambient water quality standards for these metals are 100 ppb, 300 ppb, 35,000 ppb, 300 ppb, 10 ppb, and 20,000 ppb, respectively. No pesticides were detected above standards in any of the groundwater samples collected in 2018. PCBs were detected in site groundwater at one upgradient well location at a concentration of 0.094 ppb, slightly exceeding the ambient water quality standard of 0.09 ppb. Several PFAS compounds were detected in all the groundwater samples collected both on and off-site in 2018. Total PFOA+PFOS levels ranged from 25.8 to 184 parts per trillion (ppt) in the five on-site monitoring wells, and 16.7 to 32 ppt in the three off-site monitoring wells. Three of the five on-site monitoring wells were found with total PFOA+PFOS levels exceeding the Environmental Protection Agency's (EPA's) health advisory level of 70 ppt, with the highest levels found in the two monitoring wells located on the south side of the site adjacent to the former car wash and gas station. The third on-site monitoring well with total PFOA+PFOS levels exceeding the EPA health advisory level of 70 ppt is located on the west side of the site downgradient of the former dry-cleaning operation. Soil Vapor - Soil vapor samples were collected at two locations in the northern portion of the site (former dry cleaner location and beneath existing building) during the Phase II Environmental Site Assessment in 2016 and analyzed for VOCs. Primary contaminants identified in the on-site soil vapor included benzene, toluene, ethylbenzene, and xylene, collectively known as BTEX, and chlorinated VOCs (tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, and vinyl chloride) at maximum concentrations of 23.8 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), 35.7 $\mu\text{g}/\text{m}^3$, 133 $\mu\text{g}/\text{m}^3$, 397 $\mu\text{g}/\text{m}^3$, 4.37 $\mu\text{g}/\text{m}^3$, 14.3 $\mu\text{g}/\text{m}^3$, 18.4 $\mu\text{g}/\text{m}^3$, and 74.6 $\mu\text{g}/\text{m}^3$, respectively. Indoor Air and Sub-Slab Vapor ζ Soil vapor intrusion sampling was offered to owners of six buildings surrounding the site and only one of the six owners agreed to the sampling. Soil vapor intrusion sampling was

conducted during the Remedial Investigation in March 2018 at this adjacent building located north of the site that houses a church ministry on the first floor with apartments located above. Air samples collected were analyzed for VOCs. Carbon tetrachloride, methylene chloride and tetrachloroethene (PCE) were detected in the sub-slab soil vapor and indoor air (basement and 1st floor), with carbon tetrachloride and PCE also detected in the ambient (outdoor) air locations. Carbon tetrachloride levels ranged from 0.53 µg/m³ (sub-slab) to 0.61 µg/m³ (indoor air, maximum), to 0.54 µg/m³ (ambient air, maximum). Methylene chloride levels ranged from 6.21 µg/m³ (sub-slab) to 6.53 µg/m³ (indoor air, maximum), to non-detect (ambient air). PCE levels ranged from 0.83 µg/m³ (sub-slab) to 0.89 µg/m³ (indoor air, maximum), to 0.57 µg/m³ (ambient air, maximum). A comparison of the soil vapor intrusion sampling results with the NYSDOH Soil Vapor/Indoor Air Decision Matrices indicates no further actions are recommended to address human exposures. However, since only one of the six off-site buildings was allowed access and sampled, further evaluations are needed to determine if soil vapor intrusion is a potential concern for other off-site buildings.

Site Health Assessment

People will not come into contact with contaminated soil or groundwater unless they dig below ground surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into the overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because the site is vacant, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a current concern. However, an evaluation of the potential for soil vapor intrusion to occur is recommended for any site redevelopment. Soil vapor intrusion sampling was conducted at one off-site building and no soil vapor intrusion concerns were identified. Further evaluations are needed to determine if soil vapor intrusion is a potential concern for other off-site buildings.

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