

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

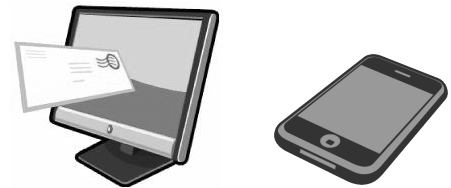
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360195/>
and at these location(s):

Document Repository Name

Port Chester-Rye Brook Public Library
1 Haseco Avenue, Port Chester, NY
(914) 939-6710

Who to Contact

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

Project-Related Questions

Salvatore F Priore, P.E., Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
(518) 402-9665
salvatore.priore@dec.ny.gov

Project-Related Health Questions

Gregory Rys
NYSDOH
Herkimer District Office
5665 NYS Route 5
Herkimer, NY 13350
(315) 619- 3194
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program (BCP)

130 Midland Avenue BCP Site

130 Midland Avenue
Port Chester, NY 10573

August 2022

SITE No. C360195

NYSDEC REGION 3

Interim Remedial Measure Proposed Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at the 130 Midland Avenue site ("site") located at 130 Midland Avenue, Port Chester, New York. Please see the map for the site location. 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. The IRM cleanup activities are expected to begin in September 2022 and last about 2 to 3 months. The activities will be performed by 130 Midland Ave Owner LLC ("applicant") with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **August 17, 2022** through **September 17, 2022**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
- <https://www.dec.ny.gov/data/DecDocs/C360195/>.
- 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 Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes proposed cleanup activities that include:

- Abatement and demolition of the existing onsite structure and concrete slab and foundations;
- Excavation of approximately 12,000 cubic yards of contaminated soils at a minimum of four (4) feet of the proposed building footprint based on documentary sampling;
- Disposal of any contaminated soil resulting from structural pile installation; and
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during work.

BROWNFIELD CLEANUP PROGRAM

Site Description: The Site is approximately 6.1925 acres and is bordered on the west by railroad tracks, on the east by Midland Avenue, on the north by a vehicle service and parts facility, and on the south by commercial development, including a Home Depot. The Site is currently developed with a 60,000 square foot structure and associated parking lot. The structure was most recently occupied by a supermarket and several additional retail stores, including a dry cleaner. The Site was initially developed prior to 1908 with two residential dwellings and a large industrial building containing a car barn, boiler room, and power plant. The property was operated as the New York and Stamford Railway Company. An additional industrial building was constructed between 1908 and 1915 and utilized as a railroad car barn and paint shop. The boiler room in the building was converted to an electrical substation. Railroad spurs onto the subject property were added by 1919. By 1934, the property was being utilized for bus storage and repair for the County Transportation System. By 1950, the property was utilized as a nut and bolt manufacturing facility as well as for automotive storage. In addition to these building uses; exterior areas were utilized for equipment and machinery storage until sometime between 1971 and 1974 when all structures on the property were demolished and the property became vacant land. The existing building was constructed in 1983.

After the abatement and demolition of the existing building, the Remedial Investigation will proceed.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360195) at:

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

Summary of the Investigation: Based on data collected thus far, the primary contaminants of concern within the planned building footprint are semi-volatile organic compounds (SVOCs) and metals in soil and probable Volatile Organic Compounds (VOC) and Soil Vapor Intrusion (SVI) Impacts from the former Dry Cleaners included in the building footprint. The RI will be performed to fill data gaps.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in

consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

A Construction Completion Report will be prepared that documents the activities that were performed. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

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:

www.dec.ny.gov/chemical/61092.html

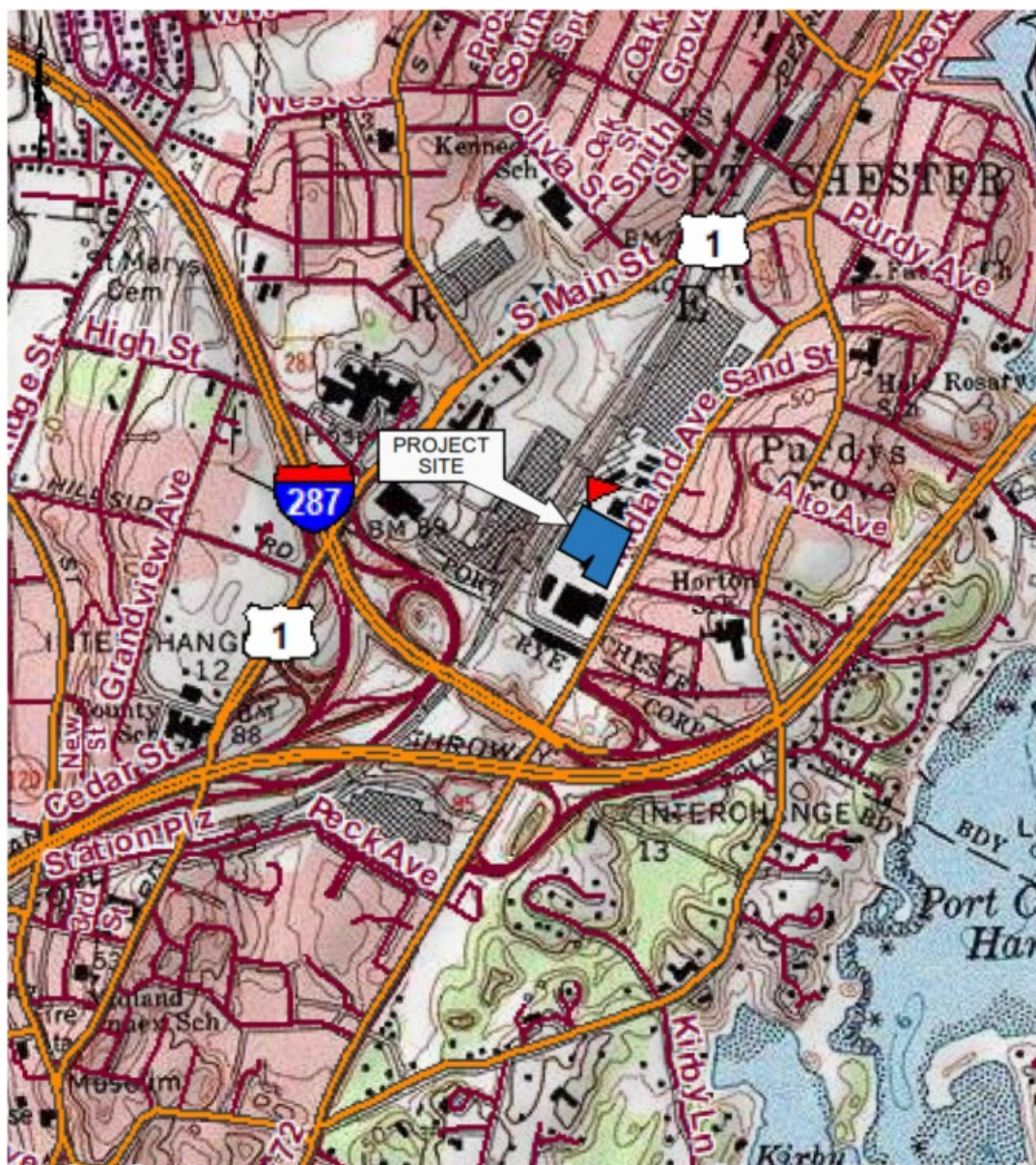
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

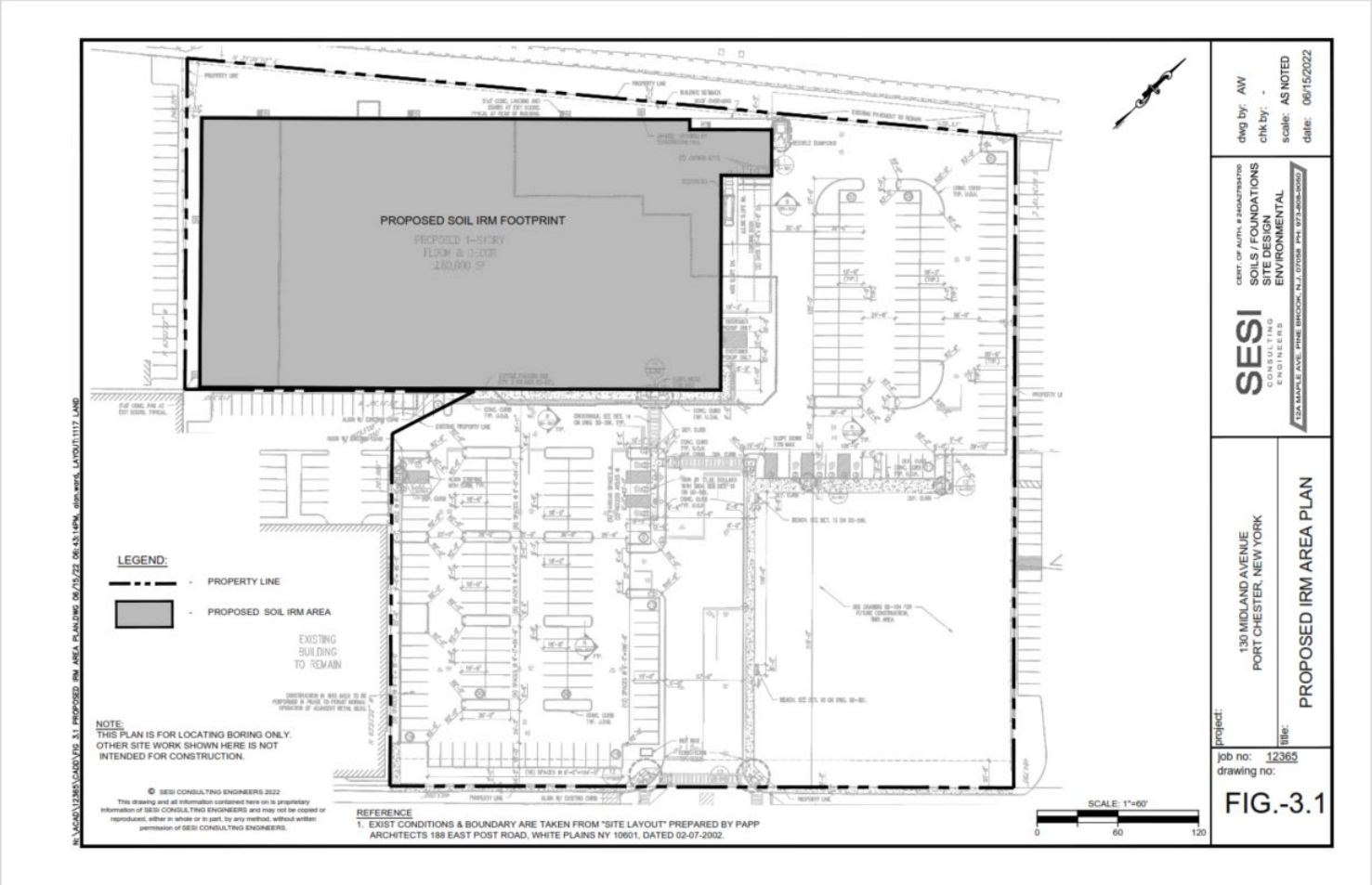
BROWNFIELD CLEANUP PROGRAM

Site Location
130 Midland Ave.
Port Chester, N.Y.



BROWNFIELD CLEANUP PROGRAM

Proposed IRM Area Plan





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	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。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	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: Salvatore F. Priore, P.E. (518)402-9665, salvatore.priore@dec.ny.gov