

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

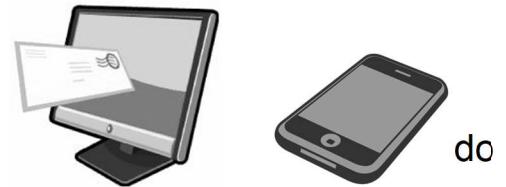
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

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:**

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletter>

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 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

# FACT SHEET

## Brownfield Cleanup Program

Former United Hospital  
406 Boston Post Rd  
Rye, NY 10573

### Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/C360202/>

**Former United Hospital Website:**  
[formerunitedhospitalbcp.com](http://formerunitedhospitalbcp.com)

### Port Chester- Rye Brook Public Library

1 Haseco Avenue  
Port Chester, NY 10573  
(914) 939-6710

<https://portchester-ryebrooklibrary.org/>

### Who to Contact

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

#### Project-Related Questions

Matthew Hubicki, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9605  
[matthew.hubicki@dec.ny.gov](mailto:matthew.hubicki@dec.ny.gov)

#### Project-Related Health Questions

Angela Martin, Project Manager  
Bureau of Environmental Exposure  
NYSDOH  
Empire State Plaza-Corning Tower  
Albany, NY 12237  
(518) 473-4671  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

**For more information about New York's Brownfield Cleanup Program, visit:**

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

August 2024

SITE No. C360202  
NYSDEC REGION 3

## RI Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report (RIR) for activities conducted at the Former United Hospital Site ("site") located at 406 Boston Post Rd, Town of Rye, Westchester County. Please see the map for the site location.

**Remedial Investigation Report (RIR):** The report describes the results of the remedial investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by Boston Post Rd Owner LLC and BR RA Port Chester LLC ("applicants").

- Access the RIR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360202/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined the site does not pose a significant threat to public health or the environment. This decision is based on the lack of potential for human exposure to site-related contaminants in soil and via soil vapor. To address remaining contamination, the proposed remedy is summarized below.

**Highlights of the Remedial Investigation Report:** The RIR identified the presence of semi-volatile organic compounds (SVOCs) and metals in soil/fill material across the site; petroleum related SVOCs in soil and groundwater in the northern, northwestern, and central portions of the site; and faint petroleum odors in soil and sheens on groundwater in the northern, northwestern, and in central portions of the site. Several volatile organic compounds, including petroleum-related compounds (e.g., benzene, toluene, ethylbenzene, xylenes, etc.) and chlorinated solvent-related compounds (e.g., tetrachloroethene (PCE), trichloroethene (TCE), carbon tetrachloride, methylene chloride) were detected in soil vapor samples. Emerging contaminants, including perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS), were detected in on-site groundwater above applicable standards.

**Next Steps:** NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the RIR. The approved reports will be made available to the public (see "Where to Find Information" at left). The applicant may then develop a cleanup plan, called a "Remedial Action Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

# BROWNFIELD CLEANUP PROGRAM

**Site Description:** The site is 12.03-acres and is bounded to the north by Abendroth Park followed by residential properties; to the west by Interstate 287, followed by residential properties and St. Mary's Cemetery; to the east by Boston Post Road followed by a commercial shopping center; and to the south by High Street, followed by a rehabilitation/nursing facility, and Interstate 287 and Boston Post Road intersection to the southeast. It currently consists of one transformer building, concrete slabs, and parking lot. The hospital operations began in 1915 and ceased in 2004. The site is currently unoccupied, and the surrounding area includes a park area, commercial businesses, and a nearby residential neighborhood. The redevelopment has begun with demolition of all the structures, which allowed for the second phase of the RI in those areas covered by buildings.

The anticipated multiple cleanup standards for the site are restricted residential and unrestricted with a multi-use proposed redevelopment that includes a mix of residential apartment buildings, assisted living facility, a hotel, roadways, parking lots with some commercial buildings.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360202) at:  
<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

In addition to the sources of information listed above, the applicants have voluntarily established a website to disseminate information relative to the Former United Hospital investigation, remediation, and redevelopment. Interested parties can access the information posted on the website.

Details regarding the project website and the associated registration process was provided by the applicants. **The Department is not responsible to confirm the veracity of the content of the applicants' website.**

**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 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

***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:

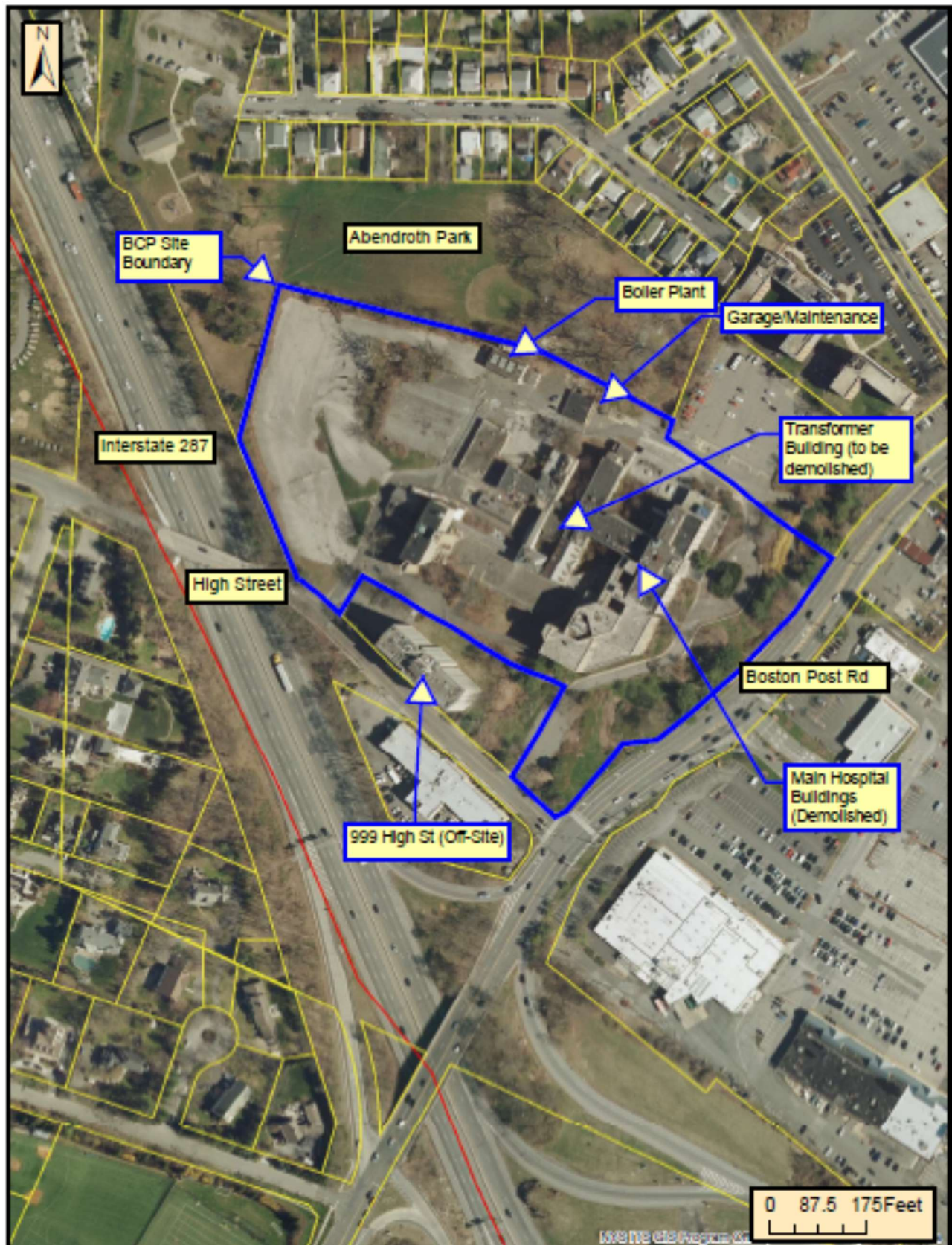
<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

# BROWNFIELD CLEANUP PROGRAM





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<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。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<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।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	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.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Język 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: Matthew Hubicki, (518) 402-9605, [matthew.hubicki@dec.ny.gov](mailto:matthew.hubicki@dec.ny.gov)**