



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Broad Street Irving Ave Cleaners
34-36, 38, 40 and 46 Broad St.
139, 143, 145 and 147 Irving Ave
Port Chester, NY 10573

SITE No. C360213

AUGUST 2021

NYSDEC REGION 3

Where to Find Information

Access project documents through the DECinfo Locator/On-line repository:
<https://www.dec.ny.gov/data/DecDocs/C360213/> and at these location(s):

New Rochelle Public Library
Attn: Tom Geoffino, Director
1 Library Plaza
New Rochelle, NY 10801
(914) 632-7878

Who to Contact

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

Project-Related Questions

Scott Deyette, Project Manager
NYSDEC - DER
625 Broadway, 12th Floor
Albany, NY 12233
(518) 402-9794
scott.deyette@dec.ny.gov

Project-Related Health Questions

Stephanie Selmer, Project Manager
NYSDOH - BEEI
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7864
beei@health.ny.gov

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

www.dec.ny.gov/chemical/8450.html

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Broad Street Irving Avenue Cleaners site ("site") located at 34-36, 38, 40 and 46 Broad Street, and 139, 143, 145 and 147 Irving Avenue, Port Chester, Westchester County. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Broad Street Owner LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **August 4 through September 2, 2021**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360213/>.
- 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs) and metals in soil and/or groundwater, and chlorinated solvents in soil vapor on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor and sub-slab soil vapor samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern on-site.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

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When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed 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.

Site Description: The site is 0.796-acres and consists of eight contiguous parcels bordered on the west by Pearl Street, on the south by Irving Avenue, and on the east by Broad Street. It is currently developed with four one-story commercial buildings, five two-story mixed commercial and residential buildings, and two three-story mixed commercial and residential buildings. Previously, the site had been used for a variety of commercial businesses including a paint storage facility, print shop, hand laundry, automobile garage and automobile repair shop.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360213) at:

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

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:

<https://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>

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Site Location

