

DECISION DOCUMENT

28-34 Pearl Street
Brownfield Cleanup Program
Port Chester, Westchester County
Site No. C360214
April 2026



**Department of
Environmental
Conservation**

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

28-34 Pearl Street
Brownfield Cleanup Program
Port Chester, Westchester County
Site No. C360214
April 2026

Statement of Purpose and Basis

This document presents the remedy for the 28-34 Pearl Street brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (DEC) for the 28-34 Pearl Street site and the public's input to the proposed remedy presented by DEC.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and

- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise(TM) (available in the Sustainable Remediation Forum [SURF] library) or similar DEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 8500 cubic yards of contaminated soil will be removed from the site. Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that soil cleanup objectives (SCOs) for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

Excavation and removal of any underground storage tanks (USTs), fuel dispensers,

underground piping or other structures associated with a source of contamination will be removed, if encountered.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

On-site soil which does not exceed the above excavation criteria for any constituent may be used anywhere on-site, including below the water table, to backfill the excavation or re-grade the site. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

3. Vapor Intrusion Evaluation

As part of the Track 1 unrestricted use remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

4. Local Institutional Controls

If no environmental easement or site management plan is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Chapter 873, article VII of the Laws of Westchester County; which prohibits potable use of groundwater without prior approval.

5. Track 1 Unrestricted Use

The intent of the remedy is to achieve a Track 1 unrestricted use; therefore, no environmental easement or site management plan is anticipated. If the pre-occupancy soil vapor intrusion (SVI) evaluation is not completed prior to completion of the Final Engineering Report, then a Site Management Plan (SMP) and Environmental Easement (EE) will be required to address the SVI evaluation and implement actions as needed.

6. Contingent Remedial Elements

In the event that Track 1 unrestricted use is not achieved, including achievement of groundwater and soil vapor remedial objectives, the following contingent remedial elements will be required and the remedy will achieve a Track 2 restricted residential cleanup.

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a

Track 2 restricted residential cleanup at a minimum.

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the DEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential, commercial, or industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the DOH or County DOH; and
- require compliance with the DEC approved Site Management Plan.

Site Management Plan

A Site Management Plan which includes the following:

1) an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: the Environmental Easement discussed.

Engineering Controls: soil vapor mitigation system and/or monitoring wells, if needed.

This plan includes, but may not be limited to:

- provisions for the management and inspection of the identified engineering controls;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should long-term monitoring indicate that groundwater contamination remains following active remediation, enhanced bioremediation will be employed to treat contaminants in groundwater;
- maintaining site access controls and DEC notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

2) a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the DEC;
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration DEC guidance, as appropriate. The remedy is protective of public health and the environment.

April 27, 2026

Sarah Saucier

Date

Sarah Saucier, Director
Remedial Bureau C

DECISION DOCUMENT

28-34 Pearl Street
Port Chester, Westchester County
Site No. C360214
April 2026

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (DOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

DEC has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

DEC seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by DEC in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

DECInfo Locator - Web Application
<https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C360214>

Port Chester-Rye Brook Public Library
Attn: Robin Lettieri
1 Haseco Ave

Port Chester, NY 10573
Phone: (914) 939-6710

Receive Site Citizen Participation Information By Email

Please note that DEC's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The 28-34 Pearl Street Site is located in a mixed suburban and commercial area, at 28 and 34 Pearl Street, Port Chester, NY. The Byram River is the nearest body of water and lies approximately 1000 feet to the east, and which flows into the Long Island Sound, which lies approximately one mile to the southeast.

Site Features: The site consists of a vacant lot on the western parcel at 34 Pearl Street, and concrete slab foundations and an asphalt parking lot on the eastern parcel at 28 Pearl Street. 34 Pearl Street has been vacant since summer 2020, and 28 Pearl Street has been vacant since spring 2022.

Current Zoning and Land Use: The site is currently zoned CD-6 Urban Core Character District, the highest density with a wide variety of uses. The properties surrounding the site are zoned for a mix of commercial and residential uses.

Past Use of the Site: The eastern parcel of the site, 28 Pearl Street, was used as a fueling station and auto repair shop between the 1960s and March 2022. A small engine repair shop and auto repair shop occupied the single-story building at 28 Pearl Street until March 2022. 34 Pearl Street was a single family house occupied from the 1940s until summer 2020. All structures were demolished by July 2022.

Site Geology and Hydrogeology: The site is underlain by a shallow silt layer between 0.5 and 3 feet below ground surface (bgs), followed by medium to fine sand with trace gravel down to 12 to 15 feet bgs where weathered bedrock composed of decomposed schist is encountered. The bedrock beneath the site consists of Cambrian to early Ordovician Hartland Formation. Groundwater is encountered around 7 to 9 feet bgs and flows from the southwest to the northeast.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

DEC may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative which allows for unrestricted use of the site was evaluated.

A comparison of the results of the Remedial Investigation (RI) against unrestricted use standards, criteria and guidance values (SCGs) for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. DEC has determined that this site poses a significant threat to public health or the environment and off-site impacts that require remedial activities are possible; therefore, enforcement actions are necessary.

DEC will seek to identify any parties (other than the Volunteer) known or suspected to be responsible for contamination at or emanating from the site, referred to as Potentially Responsible Parties (PRPs). The DEC will bring an enforcement action against the identified PRPs. If an enforcement action cannot be brought, or does not result in the initiation of a remedial program by any PRPs, DEC will evaluate the off-site contamination for action under the State Superfund. The PRPs are subject to legal actions by the State for recovery of all response costs the State incurs or has incurred.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI

influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. DEC has developed SCGs for groundwater, surface water, sediments, and soil. The DOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site are:

1,2,4-trimethylbenzene	butylbenzene
1,2-dichlorobenzene	n-propylbenzene
1,2-dichloroethane	methylene chloride
1,3,5-trimethylbenzene	sec-butylbenzene
1,4-dichlorobenzene	toluene
2,2,4-trimethylpentane	xylene (mixed)
acetone	benzo(a)anthracene
benzene	benzo(a)pyrene
cyclohexane	benzo(b)fluoranthene
ethylbenzene	benzo(k)fluoranthene
heptane	indeno(1,2,3-cd)pyrene
hexane	naphthalene
isopropylbenzene	phenol
methyl-tert-butyl ether (MTBE)	lead

mercury
perfluorooctane sulfonic acid

perfluorooctanoic acid
chrysene

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor intrusion

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), pesticides, per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, and metals in soil, VOCs, SVOCs, metals and PFAS in groundwater, and VOCs in soil vapor.

Nature and Extent of Contamination

Soil:

Soil results were compared against the unrestricted use soil cleanup objectives (UUSCOs) and to the protection of groundwater soil cleanup objectives (PGWSCOs) for those contaminants found in groundwater above the applicable standards.

VOCs detected at the site exceeding both UUSCOs and PGWSCOs include 1,2,4-trimethylbenzene at 1600 parts per million (ppm) (UUSCO and PGWSCO of 5.9 ppm), 1,2-dichlorobenzene at 30 ppm (UUSCO and PGWSCO of 1.1 ppm), 1,2-dichloroethane at 5.6 ppm (UUSCO and PGWSCO of 0.02 ppm), 1,3,5-trimethylbenzene at 460 ppm (UUSCO and PGWSCO of 3.1 ppm), benzene at 0.152 to 120 ppm (UUSCO and PGWSCO of 0.06 ppm), ethylbenzene at 1.1 to 410 ppm (UUSCO and PGWSCO of 1

ppm), n-butylbenzene at 140 ppm (UUSCO and PGWSCO of 18 ppm), sec-butylbenzene at 40 ppm (UUSCO and PGWSCO of 25 ppm), toluene at 820 ppm (UUSCO and PGWSCO of 0.7 ppm), and total xylenes at 0.516 to 2300 ppm (UUSCO and PGWSCO of 0.26 and 1.2 ppm respectively).

VOCs detected at the site exceeding the UUSCOs only include 1,4-dichlorobenzene at 3.8 ppm (UUSCO of 1.8 ppm), acetone ranging from 0.0501 to 0.106 ppm (UUSCO of 0.03 ppm), methyl tert butyl ethyl ether at 2.04 and 84 ppm (UUSCO of 0.1 ppm), tetrachloroethene at 10 ppm (UUSCO of 1.3 ppm), trichloroethene at 15 ppm (UUSCO of 0.47 ppm). Except for acetone at 4-4.5 feet below ground surface (bgs) near the northeast perimeter, exceedances and greatest concentrations of VOCs listed above were located between 5 and 5.5 feet bgs by the northeast corner of the site.

SVOCs detected at the site exceeding both UUSCOs and PGWSCOs include benzo(a)anthracene, chrysene, and phenol at 7.9 ppm, 9.2 ppm, and 83 ppm respectively by the potential footprints of the USTs (UUSCOs and PGWSCOs of 1, 1, and 0.33 ppm respectively). Naphthalene exceeded UUSCOs and PGWSCOs, ranging from 33.1 to 860 ppm (UUSCO and PGWSCO of 12 ppm), with the greatest concentration 5-5.5 feet bgs by the northeast corner of the site. Indeno(1,2,3-cd)pyrene exceeded UUSCOs only at 0.548 ppm (UUSCO of 0.5 ppm) in the surface at the southwest corner of the site.

Lead detected at the site exceeded UUSCOs and PGWSCOs, ranging from 72 to 27,200 ppm (UUSCO of 63 ppm and PGWSCO of 450 ppm). Metals that exceeded UUSCOs only include arsenic at 13.7 ppm (UUSCO of 13 ppm), barium at 434 ppm (UUSCO of 410 ppm). Copper ranging from 52.9 to 81.5 ppm (UUSCO of 50 ppm), mercury ranging from and 0.25 to 3.5 ppm (UUSCO of 0.18 ppm) across the site, primarily at the surface of the western parcel, and down to 5.5 feet bgs by the northern perimeter of the eastern parcel, nickel ranging from 30.2 to 82.5 ppm (UUSCO of 30 ppm) across the site at various depths, and zinc, ranging from 108 to 822 ppm (UUSCO of 109 ppm) across the site at various depths, primarily in the northern parcel.

PCBs exceeded UUSCOs at 0.205 ppm (UUSCO of 0.1 ppm) by the southeast perimeter of the site. Perfluorooctanesulfonic acid (PFOS) exceeded unrestricted use guidance value of 0.88 ppm and protection of groundwater guidance value of 1.4 ppm, ranging from 1.4 to 3.8 ppm at various depths in the southern parcel of the site.

Pesticides were not detected in soil at the site.

Data do not indicate any off-site impacts in soil related to this site.

Groundwater:

VOC concentrations detected in groundwater were mostly identified by the northeast corner of the site, co-located with greatest concentrations of VOCs in soil. 1,2,4,5-trimethylbenzene exceeded AWQS at 130 parts per billion (ppb) (AWQS of 5 ppb),

1,2,4-trimethylbenzene at 40 ppb (AWQS 5 ppb). 1,2-dichloroethane at 1.7 and 5.6 ppb (AWQS 0.6 ppb), 2-butanone at 54 to 140 ppb (AWQS 50 ppb), acetone at 90 to 250 ppb (AWQS 50 ppb), benzene at 41 to 140 ppb (AWQS 1 ppb), ethylbenzene at 81 to 170 ppb (AWQS 5 ppb), isopropylbenzene at 48 to 100 ppb (AWQS 5 ppb). N-butylbenzene at 13 to 30 ppb (AWQS 5 ppb), n-propylbenzene at 120 to 270 ppb (AWQS 5 ppb), and toluene at 32 to 72 ppb (AWQS 5 ppb). Total xylenes at 22 to 110 ppb (AWQS 5 ppb).

Similarly, SVOCs detected in groundwater were mostly identified in the northeast corner of the site. 2,4-dimethylphenol exceeded AWQS by the northeast corner of the site at 3.1 to 15 ppb (AWQS 1 ppb), benzo(a)anthracene at 0.07 and 0.08 ppb (AWQS 0.002 ppb). Benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene at 0.004 and 0.007 ppb, 0.07 and 0.1 ppb, 0.04 ppb, 0.04 and 0.06 ppb, and 0.03 to 0.08 ppb respectively (AWQS 0.002 ppb), naphthalene at 18 ppb (AWQS 10 ppb), and phenol at 3.3 to 11 ppb (AWQS 1 ppb).

Lead exceeded AWQS along the northern perimeter of the site at 35.6 ppb to 120.4 ppb respectively (AWQS 25 ppb). Naturally occurring metals manganese, selenium, and sodium exceeded the AWQS at maximum concentrations of 2,094 ppb, 10.1 ppb, and 528,000 ppb (AWQS of 300 ppb, 10 ppb, and 20,000 ppb), respectively.

PFOS was detected at a maximum concentration of 50.2 parts per trillion (ppt) (AWQS 2.7 ppt) and perfluorooctanoic acid (PFOA) at 35.4 ppt (AWQS 6.7 ppt).

Pesticides and PCBs were not detected above AWQS.

VOCs and lead are likely to migrate off-site as the highest concentrations were present at a downgradient monitoring well by the northeastern perimeter and continued to exceed AWQS in a well further downgradient. PFOA and PFOS are likely to originate from and migrate off-site, as concentrations exceed AWQS site-wide and do not significantly decrease downgradient.

Soil Vapor:

Soil vapor sampling was conducted at the site. No buildings remain on-site; therefore, no indoor air or sub-slab soil vapors sampling was completed. Soil vapor was sampled at 5 feet bgs across the site.

Multiple VOCs were detected in soil vapor. 2,2,4-trimethylpentane was detected between 1.5 and 696000 micrograms per cubic meter (ug/m³). Benzene was detected between 0.8 and 20200 ug/m³. Cyclohexane was detected between 1.9 and 256000 ug/m³. Heptane was detected between 4.9 and 145000 ug/m³. Hexane was detected between 2.6 and 539000 ug/m³. Methylene chloride was detected between 4.5 and 4790 ug/m³. The highest soil vapor concentrations were all encountered by the northeast corner of the site, co-located with greatest concentrations of VOCs in soil and groundwater.

Data indicates soil vapor has the potential to migrate off-site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

People will not come into contact with contaminated soil since the site is covered with buildings and pavement. 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 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. The site is vacant so inhalation of site contaminants in indoor air via vapor intrusion is not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. In addition, sampling indicates soil vapor intrusion is a concern for off-site buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of ground water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 1: Unrestricted use remedy.

The selected remedy is referred to as the Soil Excavation remedy.

The elements of the selected remedy, as shown in Figure 3, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;

- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise(TM) (available in the Sustainable Remediation Forum [SURF] library) or similar DEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 8500 cubic yards of contaminated soil will be removed from the site. Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that soil cleanup objectives (SCOs) for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination will be removed, if encountered.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

On-site soil which does not exceed the above excavation criteria for any constituent may be used anywhere on-site, including below the water table, to backfill the excavation or re-grade the site. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

3. Vapor Intrusion Evaluation

As part of the Track 1 unrestricted use remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

4. Local Institutional Controls

If no environmental easement or site management plan is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Chapter 873, article VII of the Laws of Westchester County; which prohibits potable use of groundwater without prior approval.

5. Track 1 Unrestricted Use

The intent of the remedy is to achieve a Track 1 unrestricted use; therefore, no environmental easement or site management plan is anticipated. If the pre-occupancy soil vapor intrusion (SVI) evaluation is not completed prior to completion of the Final Engineering Report, then a Site Management Plan (SMP) and Environmental Easement (EE) will be required to address the SVI evaluation and implement actions as needed.

6. Contingent Remedial Elements

In the event that Track 1 unrestricted use is not achieved, including achievement of groundwater and soil vapor remedial objectives, the following contingent remedial elements will be required and the remedy will achieve a Track 2 restricted residential cleanup.

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 2 restricted residential cleanup at a minimum.

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the DEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential, commercial, or industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the DOH or County DOH; and
- require compliance with the DEC approved Site Management Plan.

Site Management Plan

A Site Management Plan which includes the following:

1) an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: the Environmental Easement discussed.

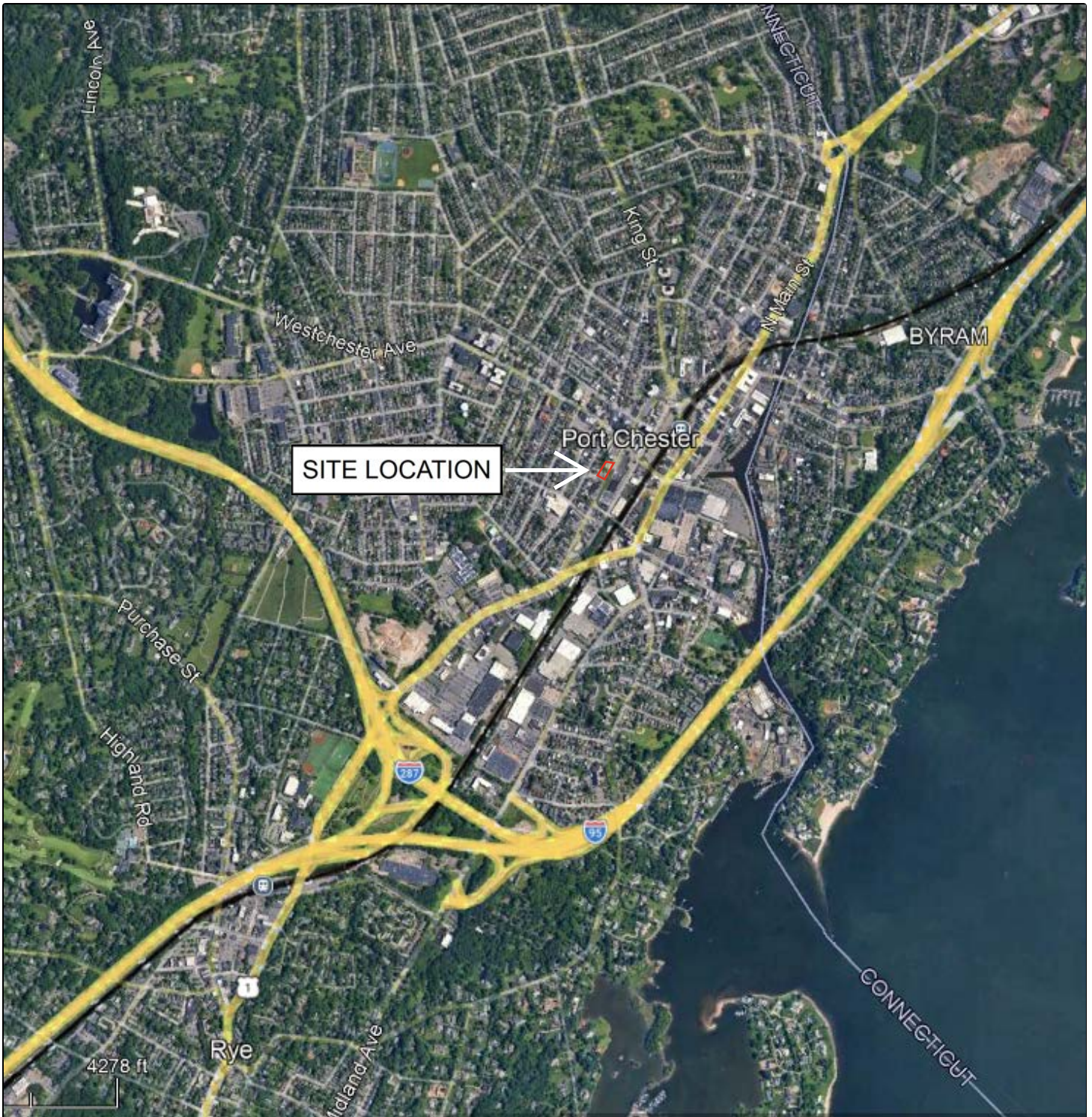
Engineering Controls: soil vapor mitigation system and/or monitoring wells, if needed.

This plan includes, but may not be limited to:

- provisions for the management and inspection of the identified engineering controls;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should long-term monitoring indicate that groundwater contamination remains following active remediation, enhanced bioremediation will be employed to treat contaminants in groundwater;
- maintaining site access controls and DEC notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

2) a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the DEC;
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.



SITE LOCATION

Port Chester

BYRAM

Lincoln Ave

Westchester Ave

King St

CONNECTICUT

Main St

Purchase St

Highland Rd

287

95

4278 ft

Rye

Midland Ave

CONNECTICUT



LEGEND:

SITE LOCATION

SCALE: 1" = 2,000'

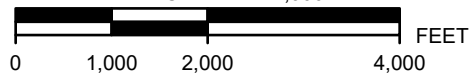


FIG-1.1

REMEDIAL INVESTIGATION WORK PLAN
28-34 PEARL STREET
PORT CHESTER, NEW YORK 10573

SESI CONSULTING ENGINEERS

GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

DRAWN BY: KBV

CHECKED BY: MKC

SCALE: AS NOTED

DATE: 6/18/2025

JOB NO: 12123A

FIG 1: SITE LOCATION MAP

Y:\GIS\Project_Numbers\12123A\APRX_PROJECT\APRX_Standard_Fig_Pri_No.aprx, 6/27/2025 12:20 PM, Kim Vanderklein, LAYOUT, FIG-5.1



dwg by: KBV
chk by: MKC
scale: AS NOTED
date: 6/27/2025

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959 ROUTE 48E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

REMEDIAL ACTION WORKPLAN
28-34 PEARL STREET
PORT CHESTER, NEW YORK 10573

Site Plan

project:
job no.: 12123A



title:

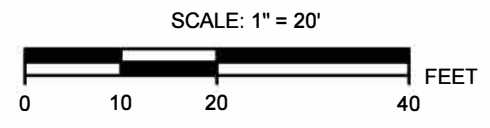
drawing no:

FIG-2

NOTE:
THIS PLAN IS FOR LOCATING POST-EXCAVATION SAMPLE LOCATIONS ONLY. OTHER SITE WORK SHOWN HERE NOT INTENDED FOR CONSTRUCTION

REFERENCE:
BOUNDARY AND PROPOSED SITE CONDITIONS TAKEN FROM FOUNDATION PLAN, PREPARED BY LESSARD DESIGN IN. P.C. DATED 12/13/2024, REV 1/31/2025.

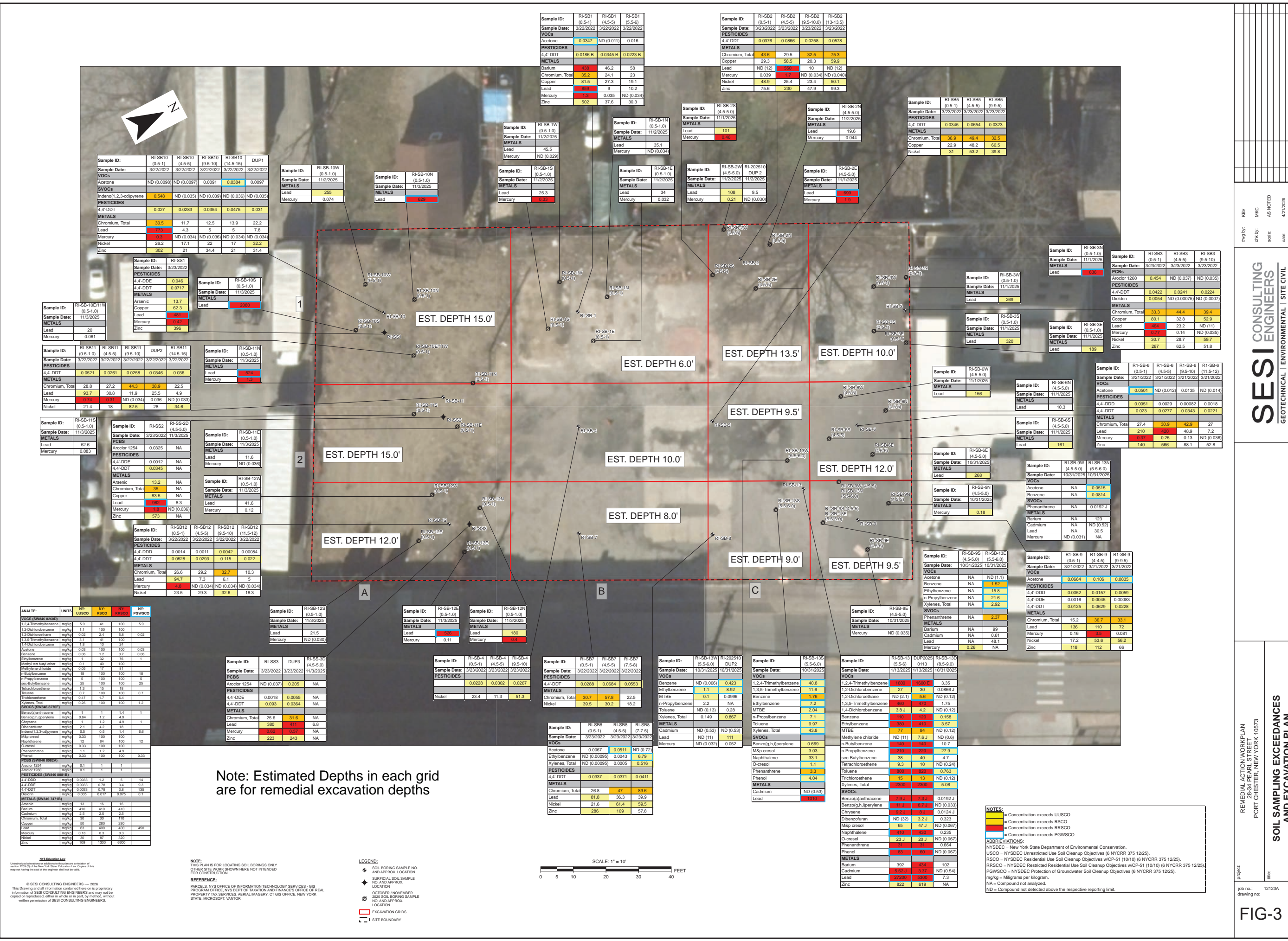
LEGEND:
 PROPOSED DEVELOPMENT FOOTPRINT
 BCP SITE BOUNDARY



NYS Education Law
Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

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Y:\GIS\Projects\12123\APR\PROJECT\APRX_STANDARD_FIG_3_15.FM, K:\Vandrieken_LAYOUT_FIG_5.1

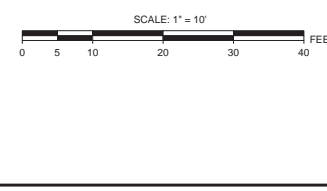


ANALYTE	UNITS	NY-USCO	NY-RSCCO	NY-RRSCCO	NY-PGWSCCO
VOCS (SWINE EXC)					
1,2-Dichlorobenzene	mg/kg	5.9	41	100	5.9
1,2-Dichloroethane	mg/kg	1.1	100	100	
1,2-Dichloroethene	mg/kg	0.02	2.4	8.8	0.02
1,3-Dichlorobenzene	mg/kg	3.1	41	100	25.5
1,4-Dichlorobenzene	mg/kg	1.9	10	24	
Acetone	mg/kg	0.03	100	100	0.03
Benzene	mg/kg	0.09	1.2	3.7	0.09
Ethylbenzene	mg/kg	1	32	76	1
Methyl tert-butyl ether	mg/kg	0.1	49	100	
Methylene chloride	mg/kg	0.08	17	81	
n-Butylbenzene	mg/kg	18	100	100	18
n-Propylbenzene	mg/kg	5	100	100	5
sec-Butylbenzene	mg/kg	25	100	100	25
Toluene	mg/kg	0.7	100	100	0.7
Trichloroethene	mg/kg	0.47	1.7	6.4	
Xylenes, Total	mg/kg	0.26	100	100	1.2
SVOCs (SWINE EXC)					
Benzotriazopyrene	mg/kg	1	1	1.4	1
Benzo[a]anthracene	mg/kg	0.04	1.2	4.9	
Chrysene	mg/kg	1	1.2	4.9	1
Dibenz[a,h]anthracene	mg/kg	0.1	4.2	18	
Indeno[1,2,3-cd]pyrene	mg/kg	0.5	0.5	1.4	6.6
MkP cresol	mg/kg	0.33	100	100	
Naphthalene	mg/kg	12	84	100	12
O-cresol	mg/kg	0.83	100	100	
Phenanthrene	mg/kg	0.33	100	100	0.33
Phenanthrene, Total	mg/kg	0.33	100	100	0.33
PCBS (SWINE EXC)					
Aroclor 1254	mg/kg	0.1	1	1	
Aroclor 1260	mg/kg	0.1	1	1	
PESTICIDES (SWINE EXC)					
4,4'-DDO	mg/kg	0.0033	1.2	5	14
4,4'-DDE	mg/kg	0.0033	0.79	3.4	9.3
4,4'-DDT	mg/kg	0.0033	0.79	3.4	9.3
Dieldrin	mg/kg	0.0055	0.071	0.075	0.1
METALS (SWINE EXC)					
Barium	mg/kg	13	18	16	
Barium, Total	mg/kg	459	410	410	
Chromium	mg/kg	20	2.5	24	
Chromium, Total	mg/kg	30	30	110	
Copper	mg/kg	50	280	280	
Lead	mg/kg	12	80	200	85
Mercury	mg/kg	0.19	0.3	0.3	
Nickel	mg/kg	30	87	320	
Zinc	mg/kg	100	1300	6000	

NOTE:
THIS PLAN IS FOR LOCATING SOIL BORINGS ONLY. OTHER SITE WORK SHOWN HERE NOT INTENDED FOR CONSTRUCTION.

REFERENCE:
PARCELS, NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES - GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES, AERIAL IMAGERY: CT GIS OFFICE, NEW YORK STATE, MICROSOFT, VANTOR

LEGEND:
 SOIL BORING SAMPLE NO. AND APPROX. LOCATION
 SURFACE SOIL SAMPLE NO. AND APPROX. LOCATION
 EXCAVATION GRIDS
 SITE BOUNDARY



NOTES:
 = Concentration exceeds UUSCO.
 = Concentration exceeds RSCCO.
 = Concentration exceeds RRSCCO.
 = Concentration exceeds PGWSCCO.

ABBREVIATIONS:
 NYSDEC = New York State Department of Environmental Conservation.
 USCO = NYSDEC Unrestricted Use Soil Cleanup Objectives (6 NYCRR 375.1225).
 RSCCO = NYSDEC Residential Use Soil Cleanup Objectives w/CP-51 (10/10) (6 NYCRR 375.1225).
 RRSCCO = NYSDEC Restricted Residential Use Soil Cleanup Objectives w/CP-51 (10/10) (6 NYCRR 375.1225).
 PGWSCCO = NYSDEC Protection of Groundwater Soil Cleanup Objectives (6 NYCRR 375.1225).
 mg/kg = Milligrams per kilogram.
 NA = Compound not analyzed.
 ND = Compound not detected above the respective reporting limit.

SESI CONSULTING ENGINEERS
 GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
 958 route 46e, 3rd floor, panampany, nj 07054 ph: 973.808.9050

Project: REMEDIAL ACTION WORKPLAN
 28-34 PEARL STREET
 PORT CHESTER, NEW YORK 10573

Job No.: 12123A
 Drawing No.: FIG-3

Scale: AS NOTED
 Date: 4/21/2026

Drawn by: KBY
 Check by: MIC
 Date: 4/21/2026

REV	DATE	DESCRIPTION