

DECISION DOCUMENT

Grand Union Hotel Bowling Alley Site
Brownfield Cleanup Program
Port Chester, Westchester County
Site No. C360222
September 2026



**Department of
Environmental
Conservation**

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

DECLARATION STATEMENT - DECISION DOCUMENT

Grand Union Hotel Bowling Alley Site
Brownfield Cleanup Program
Port Chester, Westchester County
Site No. C360222
September 2026

Statement of Purpose and Basis

This document presents the remedy for the Grand Union Hotel Bowling Alley Site, Brownfield Cleanup Program (BCP) 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 Grand Union Hotel Bowling Alley 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, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency.

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. In-situ Chemical Reduction

In-situ chemical reduction (ISCR) will be implemented to treat volatile organic compounds (VOCs) in groundwater. A chemical reducing agent will be injected into the subsurface to destroy the contaminants in four treatment areas totaling approximately 4,700 square feet and located in the south and east portions of the site. The method and depth of injection will be determined during the remedial design.

Monitoring will be required from up-gradient and down-gradient wells, as well as from within the treatment zone. Monitoring will be conducted for contaminants of concern. Additionally, the treatment zone will be monitored for dissolved oxygen and oxidation/reduction potential.

3. Vapor Intrusion Evaluation

As part of the Track 1 remedy, a soil vapor intrusion evaluation, including sub-slab and

indoor air sampling, will be completed for any future occupied on-site buildings. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

5. Local Institutional Controls

As part of the Track 1 remedy, no environmental easement (EE) or site management plan (SMP) is needed to achieve soil, groundwater, or soil vapor remedial action objectives; therefore 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 from NYS Department of Health (DOH) or Westchester County DOH.

5. Contingent Remedial Elements:

The intent of the remedy is to achieve a Track 1 unrestricted use cleanup; therefore, no environmental easement or site management plan is anticipated

In the event that a Track 1 remedy is not achieved, the following contingent remedial elements will be required, and the remedy will achieve Track 2 Restricted Residential cleanup.

A. Institutional Control

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 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 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 New York State Department of Health (DOH) or Westchester County Department of Health; and
- require compliance with the DEC approved Site Management Plan.

B. Site Management Plan

A Site Management Plan, which would include 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 engineering controls remain in place and effective:

- Institutional Controls: the environmental easement noted in item 5 above.
- Engineering Controls: the monitoring well network discussed in Remedy Element 3 above.

This plan will include, but may not be limited to:

- 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;
- provisions for the management and inspection of the identified engineering controls;
- 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 will include, but may not be limited to:

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

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.

September 3, 2026

Date

Sarah Saucier

Sarah Saucier, Director
Remedial Bureau C

DECISION DOCUMENT

Grand Union Hotel Bowling Alley Site
Port Chester, Westchester County
Site No. C360222
September 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 June 24 through August 8, 2026, during which the public was encouraged to submit comments on the proposed remedy to the DEC project manager, Greta Kowalski, at greta.kowalski@dec.ny.gov. 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=C360222>

Port Chester-Rye Brook Public Library
1 Haseco Avenue

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

Site Location:

The site is located at 146 Westchester Avenue, Port Chester, Westchester County and is situated in a mixed-use commercial and residential neighborhood. Westchester Avenue, restaurants, a local theater, and apartments are located north of the site. New Broad Street and commercial/residential properties are located east of the site. Parking areas are located south of the site. Pearl Street and a parking lot are located west of the site.

Site Features:

The site is composed of one tax parcel, Lot 70, which is currently undergoing redevelopment with the construction of a multi-story mixed use building.

Current Zoning and Land Use:

The site is located in the CD-6 Urban Core Character District. The CD-6 district allows for a wide variety of uses, including commercial and residential. The site is undergoing redevelopment with a multi-story mixed-use building.

Past Use of the Site:

The site was developed prior to 1890; its first known use was as a residence and saloon. By 1895 several buildings had been erected on-site, utilized by a tin smith, and Young's Hotel and Young's Livery. Further use of the site has included a blacksmith shop, carriage house, plumping supply store, carpet cleaning store, cigar shop, locksmith, beauty and nail salon, paint shop, bowling alley, barber shop, digital photo developer, warehouse, restaurants, offices, parking, and apartments. The most recent on-site buildings were demolished in 2024.

Site Geology and Hydrogeology:

According to the United States Geological Survey (USGS) Mamaroneck, NY Quadrangle, 2013 topographic map, the topography across the site ranges from approximately 40 to 30 feet above mean sea level (ft amsl). The topographic map

indicates that the topography at the site is sloping to the east. The stratigraphy of the site consists of primarily brown sand, silt and gravel, with fill material, including asphalt, brick and concrete, from ground surface to top of bedrock, which varied from 1.2 to 12 ft below ground surface across (bgs), with the deeper rock in the northwest and southeast portions of the site. Bedrock was identified to be generally composed of gray mica schist.

Groundwater was encountered between approximately two (2) and nine (9) ft bgs the site during the remedial investigation. Using measured depth to groundwater and approximate surface elevations, groundwater was calculated to be approximately 20-35 ft amsl. Further, measured groundwater elevations indicate groundwater flow is from the west to east-southeast flowing toward the Byram River, located approximately 900 feet to the east. There are no surface water bodies or streams on or directly adjacent to the site.

A site location map is attached as Figure 1. A site plan is attached as Figure 2.

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, alternatives allowing for unrestricted use and restricted residential use of the site as described in Part 375-1.8(g) were evaluated.

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

SECTION 5: ENFORCEMENT STATUS

The Applicants under the Brownfield Cleanup Agreement are Volunteers. The Applicants do not have an obligation to address off-site contamination. However, DEC has determined that this site poses a significant threat to public health or the environment based on off-site migration of impacted groundwater and soil vapor; accordingly, DEC will seek to identify any parties (other than the Volunteers) known or suspected to be responsible for contamination at or emanating from the site, referred to as Potentially Responsible Parties (PRPs). DEC will bring an enforcement action against the PRPs. If an enforcement action cannot be brought or does not result in the initiation of a remedial program by any PRPs, the DEC will evaluate the off-site contamination for action under the State Superfund or Spill Fund (as appropriate). 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 during 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
- sub-slab vapor
- 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. 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 is/are:

tetrachloroethene (PCE)	indeno(1,2,3-cd)pyrene
trichloroethene (TCE)	mercury
lead	dichlorodiphenyldichloroethane (DDD)
cis-1,2-dichloroethene (cis-1,2-DCE)	dichlorodiphenyldichloroethylene (DDE)
vinyl chloride	dichlorodiphenyltrichloroethane (DDT)
manganese	dibenz(a,h)anthracene
perfluorooctanoic acid (PFOA)	chromium
perfluorooctane sulfonic acid (PFOS)	dieldrin
benzo(a)anthracene	benzo(g,h,i)perylene
benzo(a)pyrene	1,2-dichloroethane
benzo(b)fluoranthene	1,4-dioxane
benzo(k)fluoranthene	acetone
chrysene	methyl-tert-butyl ether (MTBE)

The contaminant(s) 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.

Prior to the IRM, the primary contaminants of concern in site soil included volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, pesticides, and per- and polyfluoroalkyl substances (PFAS). Impacts were identified in soil across the site to depths up to 12.5 ft bgs.

The following IRM has been completed at this site:

Excavation and Off-site Disposal of Soil Exceeding Unrestricted Use Soil Cleanup Objectives with Groundwater Extraction and Treatment

The IRM included removal of all on-site soil exceeding unrestricted use soil cleanup objectives (USCOs) to depths up to 12.5 ft bgs. The excavated material was properly disposed of off-site and backfill meeting the requirements of 6 NYCRR Part 375-6.7(d) was brought in to establish design grades at the site. A total of 5,785 tons of contaminated soil was removed from the site. Post-excavation confirmatory soil samples were not collected as the limits of the excavation extended horizontally to the site boundary and

vertically to competent bedrock, as documented in the July 2026 Construction Completion Report (CCR). A figure indicating the site-wide IRM excavation is attached as Figure 2.

During excavation, groundwater was removed from the excavation and treated prior to permitted off-site discharge. A series of pumps dewatered the excavation, flowing to a settling/holding tank before processing through two in-line bag filters and two activated carbon vessels. Treated water was discharged to a Westchester County sanitary sewer under permit #5318. Confirmation samples of treated water were collected as prescribed, the limits of which were set forth by the Westchester Department of Public Works, the Westchester County Department of Health, and the DEC. Approximately 4,620 gallons of contaminated groundwater were treated and discharged.

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.

Nature and extent of contamination:

Prior to the IRM, the primary contaminants of concern in site soil included volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, pesticides, and per- and polyfluoroalkyl substances (PFAS). Impacts were identified in soil across the site to depths up to 12.5 ft bgs. Groundwater was similarly identified as impacted with these contaminants of concern, save for pesticides. Soil vapor was identified as impacted with VOCs. Not all contaminants identified on the property are considered contaminants of concern. Compounds must be present in sufficient frequency and concentration to be considered for further evaluation. The below discussion presents only those compounds that meet these criteria.

Soil: Following completion of the on-site IRM, all soil above USCOs has been removed. The IRM soil excavation extended down to bedrock across the site. The data does not indicate site-related soil impacts have migrated off-site.

Groundwater: Groundwater sampling conducted post IRM identified the following exceedances of TOGS 1.1.1 Ambient Water Quality Standards and Guidance Values (AWQSGV) (maximum concentrations given followed by the AWQSGV) across the site: PCE (2,370 parts per billion [ppb]/5 ppb), TCE (896 ppb/5 ppb), cis-1,2-DCE (1,410 ppb/5 ppb), methyl-tert-butyl ether (24 ppb/10 ppb), 1,2-dichloroethane (2.3 ppb/0.6 ppb), total chromium (83 ppb/50 ppb), lead (33.9 ppb/25 ppb), manganese (1,930 ppb/300 ppb), PFOS (26.7 parts per trillion, or ppt, compared to 2.7 ppt), and PFOA (43.3 ppt/6.7 ppt). No pesticides or PCBs were detected above their respective AWQSGV. Environmental data indicates groundwater impacts have migrated off-site.

Soil Vapor: Prior to the IRM, soil vapor and sub-slab vapor samples were collected. Indoor air sampling was not performed as the previously existing building was vacant and planned for demolition. Compounds detected in sub-slab vapor on-site include (maximum concentrations given): PCE (14,900 micrograms per cubic meter [$\mu\text{g}/\text{m}^3$]), TCE (4,220 $\mu\text{g}/\text{m}^3$), and cis-1,2-DCE (76.5 $\mu\text{g}/\text{m}^3$). Compounds detected in soil vapor on-site include (maximum concentrations given): PCE (50,100 micrograms per cubic meter [$\mu\text{g}/\text{m}^3$]), TCE (10,100 $\mu\text{g}/\text{m}^3$), cis-1,2-DCE (527 $\mu\text{g}/\text{m}^3$), vinyl chloride (22 $\mu\text{g}/\text{m}^3$), methylene chloride (6.32 $\mu\text{g}/\text{m}^3$), benzene (4.79 $\mu\text{g}/\text{m}^3$), ethylbenzene (10.8 $\mu\text{g}/\text{m}^3$), isooctane (2,2,4-trimethylpentane) (1.07 $\mu\text{g}/\text{m}^3$), 1,2,4-trimethylbenzene (15.8 $\mu\text{g}/\text{m}^3$), 1,3,5-trimethylbenzene (3.45 $\mu\text{g}/\text{m}^3$), o-xylene (15.9 $\mu\text{g}/\text{m}^3$), m,p-xylene (48.6 $\mu\text{g}/\text{m}^3$), heptane (2.92 $\mu\text{g}/\text{m}^3$), hexane (10.1 $\mu\text{g}/\text{m}^3$), and toluene (103 $\mu\text{g}/\text{m}^3$). Based on these results, the extent of soil removal at the site groundwater concentrations and depth to water, as well as the intended site use, a post remediation soil vapor intrusion evaluation is required. Data collected to date indicates site-related soil vapor impacts are likely to have migrated 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*.

The site is completely fenced, which restricts public access. Direct contact with contaminants in the soil is unlikely because contaminated soils have been excavated to below the foundation level and removed. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into 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 potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy as well as possible off-site to nearby structures.

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 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 Remedial Action Work Plan. 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 remedy, referred to as the In-situ Chemical Reduction Groundwater Treatment 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, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency.

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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.

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Monitoring will be required from up-gradient and down-gradient wells, as well as from within the treatment zone. Monitoring will be conducted for contaminants of concern. Additionally, the treatment zone will be monitored for dissolved oxygen and oxidation/reduction potential.

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- require the remedial party or site owner to complete and submit to 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 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 New York State Department of Health (DOH) or Westchester County Department of Health; and
- require compliance with the DEC approved Site Management Plan.

B. Site Management Plan

A Site Management Plan, which would include 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 engineering controls remain in place and effective:

- Institutional Controls: the environmental easement noted in item 5 above.
- Engineering Controls: the monitoring well network discussed in Remedy Element 3 above.

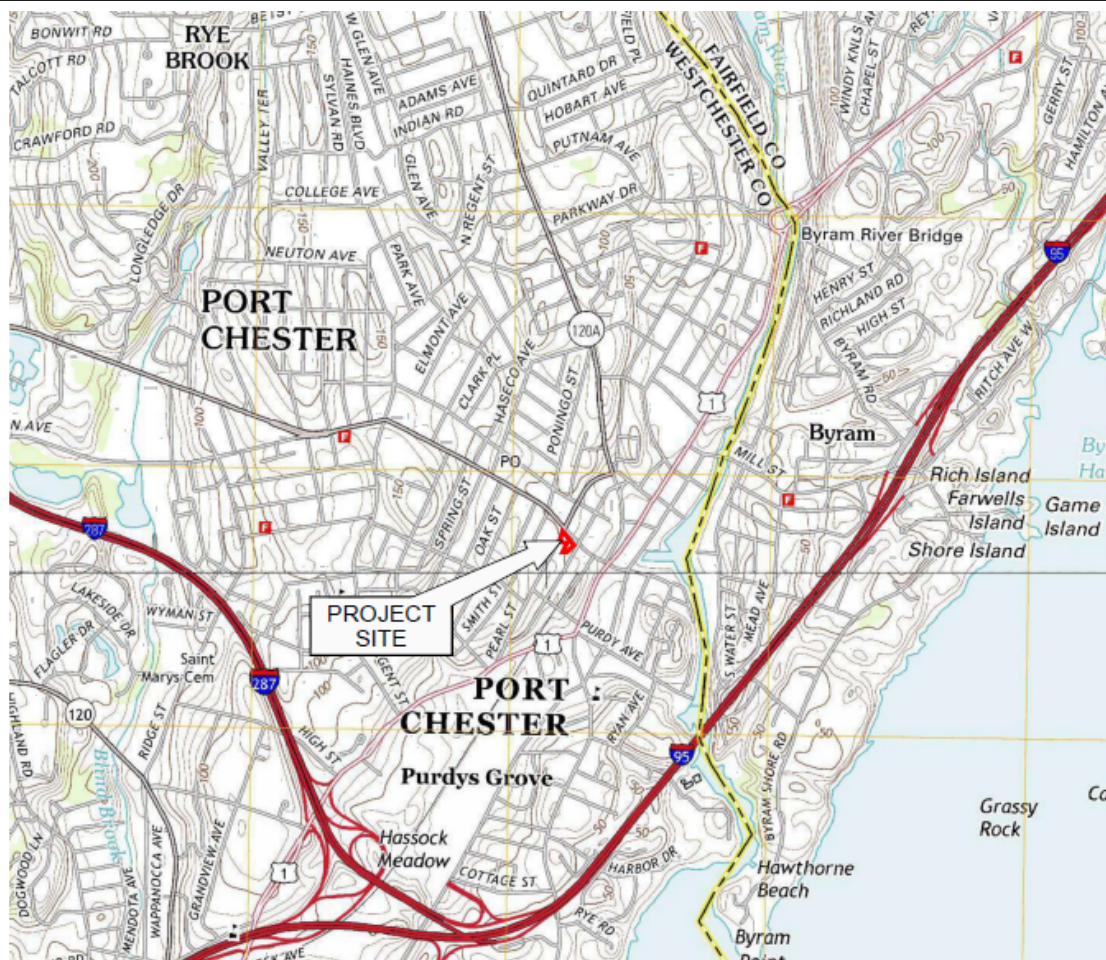
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- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- 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 will include, but may not be limited to:

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



----- BCP SITE BOUNDARY/
PROPERTY BOUNDARY



Department of
Environmental
Conservation

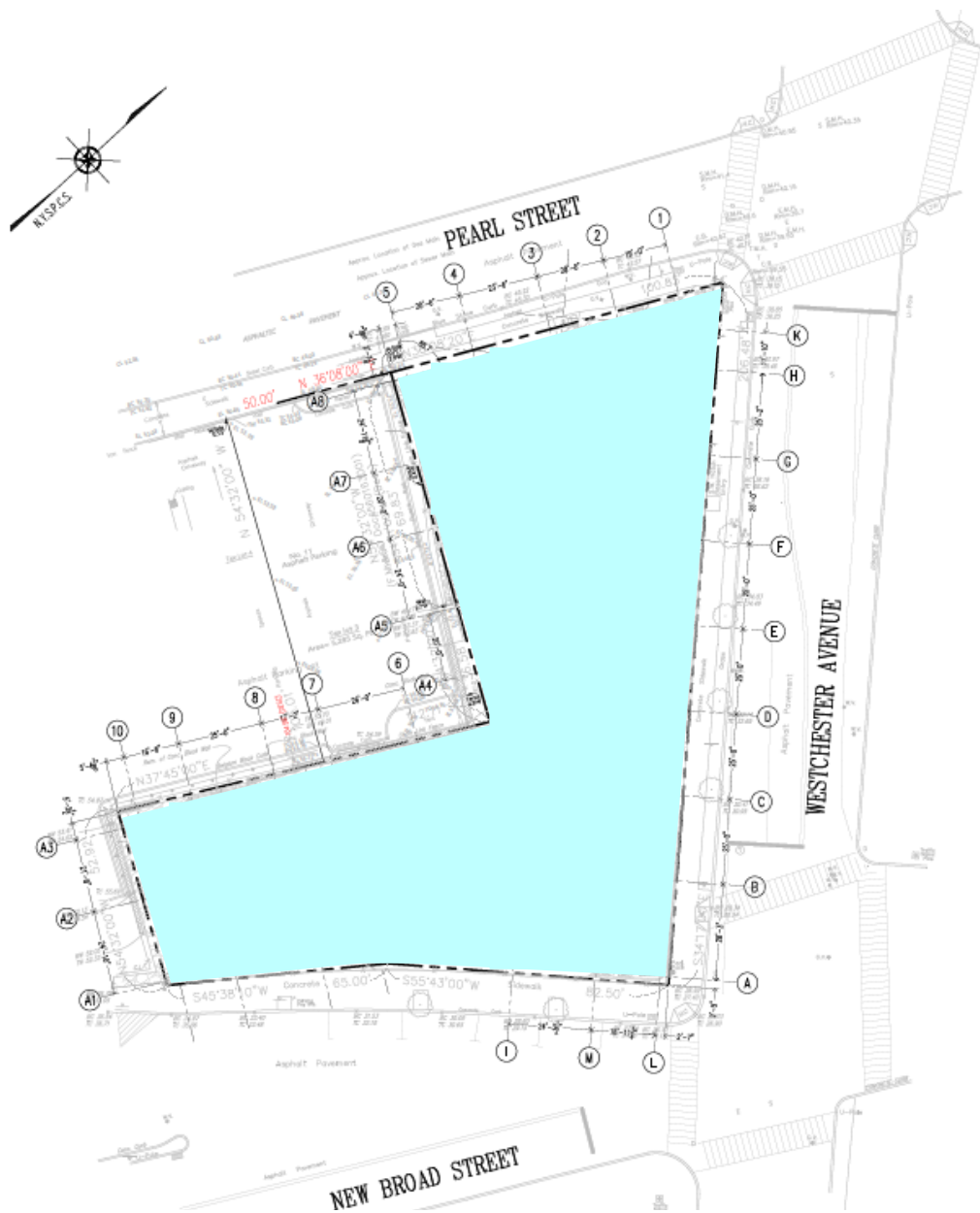
GRAND UNION HOTEL BOWLING ALLEY SITE PORT CHESTER, NEW YORK

SITE LOCATION

DATE
AUGUST 2026

SITE NO.
C360222

FIGURE
1



AREA OF EXCAVATION

BCP SITE BOUNDARY/PROPERTY BOUNDARY



**Department of
Environmental
Conservation**

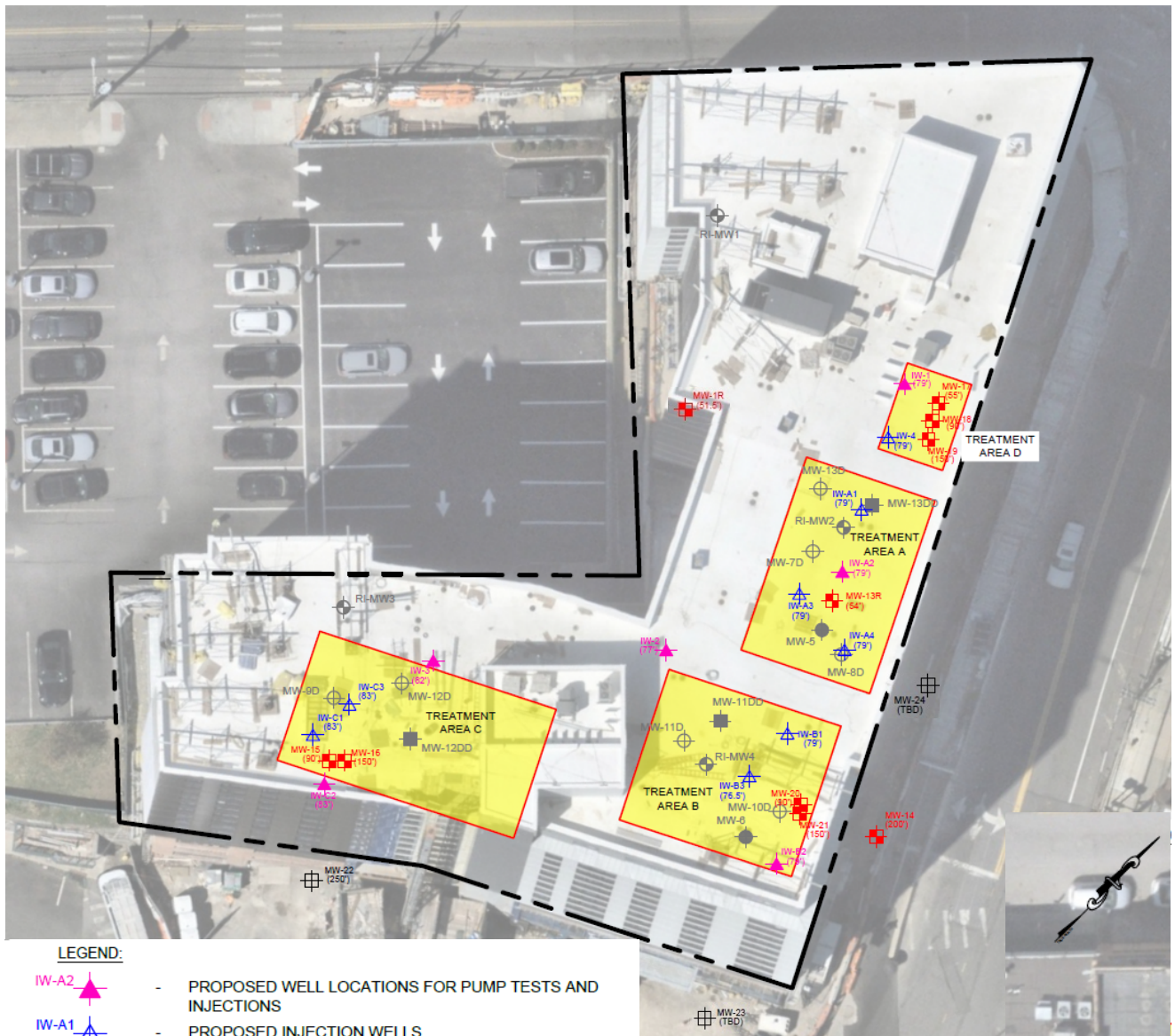
GRAND UNION HOTEL BOWLING ALLEY SITE
PORT CHESTER, NEW YORK

SITE PLAN & INTERIM REMEDIAL MEASURE

DATE
AUGUST 2026

SITE NO.
C360222

FIGURE
2



LEGEND:

- ▲ IW-A2 - PROPOSED WELL LOCATIONS FOR PUMP TESTS AND INJECTIONS
- ▲ IW-A1 - PROPOSED INJECTION WELLS
- MW-22 - PROPOSED MONITORING WELL LOCATION
- MW-1R - SRIWP MONITORING WELL LOCATION (MARCH 2026)
- PROPOSED TREATMENT AREA
- (200') - DEPTH OF WELL (FT. BGS)
- RI-MW1 - MONITORING WELL NUMBER & APPROX. LOCATION (JULY 2022) (DECOMMISSIONED)
- MW-5 - MW-5 MONITORING WELL NUMBER & APPROX. LOCATION (MARCH 2023) (DECOMMISSIONED)
- MW-8D - MW-8D (28.5-30 ft bgs) MONITORING WELL NUMBER & APPROX. LOCATION (MARCH AND JULY 2023) (DECOMMISSIONED)
- MW-11DD - MW-1DD (55-59' bgs) MONITORING WELL NUMBER & APPROX. LOCATION (JULY 2023) (DECOMMISSIONED)
- BCP SITE BOUNDARY/ PROPERTY BOUNDARY



**Department of
Environmental
Conservation**

**GRAND UNION HOTEL BOWLING ALLEY SITE
PORT CHESTER, NEW YORK**

ISCR GROUNDWATER TREATMENT REMEDY

DATE
AUGUST 2026

SITE NO.
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FIGURE
3