



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Grand Union Hotel Bowling Alley
140 & 148-150 Westchester Av.
Port Chester, NY 10573

SITE No. C360222
NYSDEC REGION 3

April 2023

Interim Remedial Measure Proposed Public Comment Period Announced

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360222/>
and at these location(s):

Rye Brook Public Library

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

Who to Contact

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

Project-Related Questions

Greta White, P.G., Project Manager
NYSDEC

625 Broadway, Albany, NY 12233
(518) 402-2029

greta.white@dec.ny.gov

Project-Related Health Questions

Steven Berninger

NYSDOH

Empire State Plaza - Corning Tower, Room
1787, Albany, NY 12237

(518) 402-7860

beci@health.ny.gov

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

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

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the Grand Union Hotel Bowling Alley site ("site") located at 140 and 148-150 Westchester Avenue, Port Chester, Westchester County. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in May 2023 and last about 5 months. The activities will be performed by Port Chester OZ Fund III QOZB, LLC ("applicant") with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **April 19** through **May 18, 2023**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
- <https://www.dec.ny.gov/data/DecDocs/C360222/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

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

- Demolition of existing site structures and features;
- Excavation and off-site disposal of all soil contaminated in excess of NYSDEC Unrestricted Use Soil Cleanup Objectives (USCOs);
- Collection and analysis of end-point soil samples to confirm removal of all soils above NYSDEC USCOs;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill; and,
- Implementation of a Health and Safety Plan and a Community Air Monitoring Plan during all ground intrusive activities.

BROWNFIELD CLEANUP PROGRAM

Site Description: The site is comprised of two tax lots totaling 0.449 acres and is bordered by Westchester Avenue, restaurants, a local theater, and apartments to the north, New Broad Street and commercial/residential properties to the east, an upholstery shop to the south, and Pearl Street and a parking area to the west. It is currently developed with three buildings and a parking area. One of the buildings is utilized for commercial purposes. The remaining two buildings are utilized for both commercial and residential purposes, the most recent commercial tenants including a locksmith, digital photo developer, a beauty salon, and a hair salon. All buildings are vacant.

The planned redevelopment of the site includes a multi-story residential apartment complex, with commercial storefronts on the ground level and an underground parking area.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360222) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals and perfluorooctanesulfonic acid (PFOS) which are present site-wide in soil and groundwater. Additionally, pesticides and polychlorinated biphenyls (PCBs) were detected in site soil.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

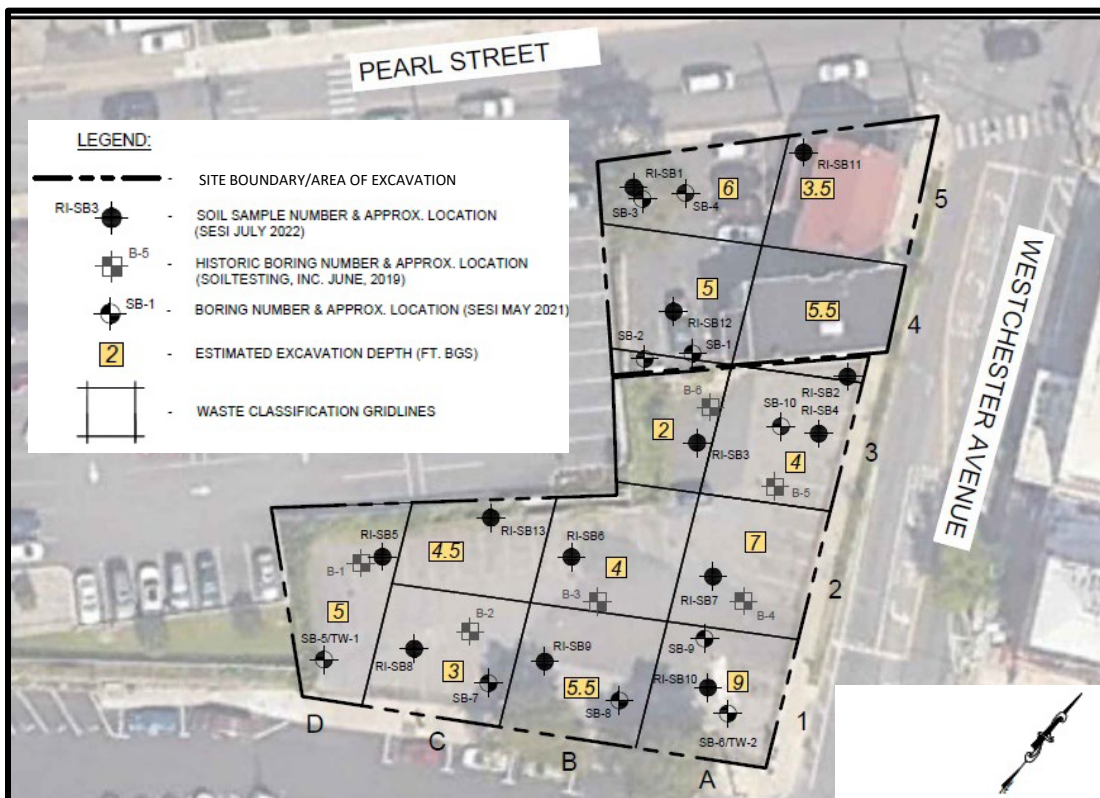
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location & Proposed IRM





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

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Contact: Greta White, P.G., 518-402-2029, greta.white@dec.ny.gov