

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

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

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C360237/>

Port Chester – Rye Brook Public Library
1 Haseco Avenue,
Port Chester, NY 10573

Who to Contact

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

Project-Related Questions

Michaela Cochran, Project Manager
NYSDEC
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Albany, NY 12207
(518) 403-9669
Michaela.cochran@dec.ny.gov

Project-Related Health Questions

Stephen Lawrence
NYSDOH
Empire State Plaza
Corning Towner, 17th floor,
Albany, NY 12237
(518) 402-0450
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

September 2024

South Main Petroleum Site Assemblage

16 South Main Street
Port Chester, New York
Westchester County

SITE No. C360237
NYSDEC REGION 3

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the South Main Petroleum Site Assemblage ("site") located at 2, 14, and 16 South Main Street, 15 East Broadway, and 106 Westchester Avenue in Port Chester. Please see the map for the site location.

Remedial Investigation Report: The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by 2SM Development, LLC ("applicant(s)").

- Access the RIR and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360237/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Remedial Investigation Report: Volatile organic compounds (VOCs), metals, and Per- and Polyfluoroalkyl Substances (PFAS) were found in soil, groundwater, and soil vapor at concentrations above use-specific soil cleanup objectives across the site. Exceedances in soil were encountered to depths of about 13 feet below grade. Petroleum impacted soil and former storage tanks seem to be the source of contaminated groundwater within the site and can also be attributed to the petroleum related VOCs identified in soil vapor. Chlorinated VOCs were also found in soil vapor samples, but an on-site source has not been identified.

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

Site Description: The site is approximately 26,900 square feet comprised of 5 lots, including 2, 14, and 16 South Main Street, 15 East Broadway, and 106 Westchester Avenue. All lots are now vacant besides 106 Westchester Ave and were most recently mixed-use commercial and residential buildings and an asphalt surface parking lot. The 106 Westchester Ave building is scheduled to be demolished in November 2024 as part of the remedial action and redevelopment

BROWNFIELD CLEANUP PROGRAM

of the site. Historically, the site has been used as a mix of commercial spaces, including grocery stores, offices, saloons, and a blacksmith. Most recently the site has included residential spaces, commercial stores, offices, and restaurants.

The proposed redevelopment plan includes the demolition and removal of all existing structures and construction of a 12-story mixed-use residential and commercial building, with cellar and sub-cellar levels spanning the full site footprint. Sub-cellars will be used for residential and valet parking and utility connection/sprinkler rooms. The cellar will be occupied by the building lobby, commercial retail spaces, and building amenities. Floors 1 through 12 will consist of residential spaces. The roof plan includes outdoor recreational and green spaces.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360237) at:
<https://extapps.dec.ny.gov/cfm/extapps/derexternal/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 include recreation, housing, business or other uses. A brownfield

site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

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

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

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

BROWNFIELD CLEANUP PROGRAM

Site Location





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

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
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Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
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Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Michaela Cochran, (518) 402-9669, Michaela.Cochran@dec.ny.gov