



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for 157 Irving Gas Station and Lab Site**

**August 2024**

C360250  
157 Irving Avenue  
Port Chester, New York 10573  
County of Westchester

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**Note:** The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's investigation and cleanup process.

Applicant: **Irving Owner LLC (“Applicant”)**  
Site Name: **157 Irving Gas Station and Lab Site (“Site”)**  
Site Address: **157 Irving Avenue, Port Chester, New York 10573**  
Site County: **County of Westchester**  
Site Number: **C360250**

## **1. What is New York’s Brownfield Cleanup Program?**

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:  
<http://www.dec.ny.gov/chemical/8450.html>

## **2. Citizen Participation Activities**

### *Why NYSDEC Involves the Public and Why It Is Important*

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment

- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

### *Project Contacts*

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

### *Locations of Reports and Information*

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

### *Site Contact List*

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

**Note:** The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html>

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

### *CP Activities*

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

#### *Technical Assistance Grant*

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, it has been determined that the site does not pose a significant threat.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)				
<p align="center"><b>Application Process:</b></p> <table border="1"> <tr> <td data-bbox="191 289 813 363"> <ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul> </td><td data-bbox="813 289 1421 363">At time of preparation of application to participate in the BCP.</td></tr> <tr> <td data-bbox="191 363 813 575"> <ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul> </td><td data-bbox="813 363 1421 575">When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.</td></tr> </table>		<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.	<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
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<p align="center"><b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b></p> <table border="1"> <tr> <td data-bbox="191 627 813 753"> <ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul> </td><td data-bbox="813 627 1421 753">           Before start of Remedial Investigation  <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.         </td></tr> </table>		<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.		
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<p align="center"><b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b></p> <table border="1"> <tr> <td data-bbox="191 806 813 953"> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul> </td><td data-bbox="813 806 1421 953">Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.</td></tr> </table>		<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.		
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<p align="center"><b>After Applicant Completes Remedial Investigation:</b></p> <table border="1"> <tr> <td data-bbox="191 1005 813 1071"> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul> </td><td data-bbox="813 1005 1421 1071">Before NYSDEC approves RI Report</td></tr> </table>		<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report		
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<p align="center"><b>Before NYSDEC Approves Remedial Work Plan (RWP):</b></p> <table border="1"> <tr> <td data-bbox="191 1123 813 1314"> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul> </td><td data-bbox="813 1123 1421 1314">Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.</td></tr> </table>		<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.		
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<p align="center"><b>Before Applicant Starts Cleanup Action:</b></p> <table border="1"> <tr> <td data-bbox="191 1367 813 1432"> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul> </td><td data-bbox="813 1367 1421 1432">Before the start of cleanup action.</td></tr> </table>		<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.		
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<p align="center"><b>After Applicant Completes Cleanup Action:</b></p> <table border="1"> <tr> <td data-bbox="191 1484 813 1692"> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul> </td><td data-bbox="813 1484 1421 1692">           At the time the cleanup action has been completed.  <b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.         </td></tr> </table>		<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	At the time the cleanup action has been completed. <b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.		
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### **3. Major Issues of Public Concern**

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

There will be areas on the Site where demolition and soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the site. However, these impacts will be mitigated through implementation of a Health and Safety Plan and Soil Management Plan approved by NYSDEC, which will be designed to minimize these impacts. A Community Air Monitoring Plan will also be implemented to monitor dust and vapors to ensure the community is not impacted. CAMP implementation involves the placement of air monitoring stations upwind and downwind of where work is occurring to capture both dust and vapor emissions. If dust or emissions exceed a set threshold established by NYSDEC and the New York State Department of Health (NYSDOH), then work must cease, and the cause of the issue must be corrected before work can proceed.

The site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

The site includes a community with a sizable Hispanic-American population, therefore, future fact sheets may be translated into Spanish, if it is deemed necessary.

### **4. Site Information**

Appendix C contains a map identifying the location of the site.

#### *Site Description*

- **Location – 157 Irving Avenue, Port Chester, NY, 10573, County of Westchester**
- **Setting - urban**
- **Site size – 0.38 acres**
- **Adjacent properties - Commercial and residential properties to the south, east, and west and north of the Site is a gas station and residential property.**



### *History of Site Use, Investigation, and Cleanup*

Historic operations at the Site consisted of various mixed-use commercial and residential operations including a grocery store, parking lot, gas station, auto service facility, lab and residential house.

Currently the site is occupied by a two-story building, parking lots and residential house. The first floor of the building is occupied by a grocery store, which also has use of the on-site parking lots. The second floor of the building is vacant. The residential house is also vacant.

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs and metals in soil, SVOCs and metals in groundwater, and VOCs in soil vapor.

Evidence of four underground storage tanks (“USTs”) has been found on one lot of the Site. It appears that two of the USTs have been removed, but the other two remain on the Site. Another UST was located on another lot of the Site, which was abandoned in place in 2002. It is suspected there may be USTs present on the remaining lots of the Site. A trash compactor which utilized hydraulic oils was observed on the Site and may have leaked into a drain located near the trash compactor. An oil burner was observed in the partially flooded basement of the building. The flooding may have washed residual oil into nearby exposed subsurface soil. A loading dock was operated on the Site by the Lab historically present on the Site. Hazardous materials were received by the Lab through the loading dock and spills may have occurred.

Further investigation will occur on the Site, however, the investigations to date have concluded that remedial action will be required to cleanup the contamination concentrations in soil that exceed the restricted residential and commercial cleanup standards, to remediate the contaminants in groundwater that exceeded the ambient water quality standards to the extent feasible and to mitigate the soil vapor concentrations exceeding the NYSDOH screening levels designed to mitigate possible soil vapor intrusion into future on-Site buildings.

The planned use of the property is a mix of residential and commercial use.

## **5. Investigation and Cleanup Process**

### *Application*

The Applicant has applied for and been accepted into New York’s Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a “qualitative exposure assessment,” a process that characterizes the actual or potential

exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for unrestricted purposes to the extent feasible to achieve this level of remediation or restricted residential use.

To achieve this goal, the Applicant will conduct investigation activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

### *Investigation*

The Applicant has completed a partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant has submitted a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC made the draft plan available to the public review during a 30-day public comment period along with the application and a draft version of this Citizen Participation Plan was included in the draft Remedial Investigation Work Plan. The NYSDEC has made comments on the Remedial Investigation Work Plan, which will soon be implemented. The draft Citizen Participation Plan has now been updated in this updated Plan to reflect the BCP Site number and these updated facts.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

### *Interim Remedial Measures*

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

### *Remedy Selection*

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

**or**

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

### *Cleanup Action*

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

### *Certificate of Completion*

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

### *Site Management*

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed

## **Appendix A - Project Contacts and Locations of Reports and Information**

### **Project Contacts**

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

#### **New York State Department of Environmental Conservation (NYSDEC):**

Caroline Jalanti, E.I.T., Project Manager  
Assistant Engineer, Remedial Bureau C, Section B  
Division of Environmental Remediation  
New York State Department of Environmental Conservation  
625 Broadway, Albany, NY 12233  
(518) 402-9650  
[caroline.jalanti@dec.ny.gov](mailto:caroline.jalanti@dec.ny.gov)

#### **New York State Department of Health (NYSDOH):**

Michele Dolan  
Public Health Specialist  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Room 1717  
Albany, NY 12237  
Desk: 518-402-7860  
[michele.dolan@health.ny.gov](mailto:michele.dolan@health.ny.gov)

### **Locations of Reports and Information**

The facilities identified below are being used to provide the public with convenient access to important project documents:

Port Chester – Rye Brook Public Library  
Attn: Robin Lettieri, Director  
1 Haseco Avenue  
Port Chester, NY 10573  
(914) 939-6710  
[rlettieri@wlsmail.org](mailto:rlettieri@wlsmail.org)

#### Hours of Operation:

Monday	9 AM–9 PM
Tuesday	9 AM–5 PM
Wednesday	9 AM–5 PM
Thursday	9 AM–5 PM
Friday	9 AM–5 PM
Saturday	9 AM–12 PM
Sunday	Closed

## Appendix B - Site Contact List

Government / Municipalities		
Charles Schumer US Senator Leo O' Brien Building, 11A Clinton Ave, Room 827 Albany, New York 12207	Kristen Gilibrand US Senator Leo O' Brien Building, 11A Clinton Ave, Room 821 Albany, New York 12207	Jamall Bowman U.S. House of Representatives, 16th District 6 Gramatan Avenue, Suite 205 My. Vernon, New York 10550
Shelley B. Mayer New York State Senator, 37th District Legislative Office Building, Room 509 Albany, New York 12247	George Latimer Westchester County Executive 148 Martine Avenue White Plains, New York 10601	Richard Hyman Westchester County Planning Board, Chair 148 Martine Avenue White Plains, New York 10601
Gary J. Zuckerman Supervisor, Town of Rye 222 Grace Church Street, 3rd Floor Port Chester, New York 10573	Hope Vespia Town of Rye, Town Clerk 222 Grace Church Street, 3rd Floor Port Chester, New York 10573	Luis A. Marino Mayor, Village of Port Chester 222 Grace Church Street Port Chester, New York 10573
Greg Cutler, AICP Village of Port Chester Department of Planning and Development 222 Grace Church Street, Suite 202 Port Chester, New York 10573	Janusz Richards Village of Port Chester, Village Clerk 222 Grace Church Street, Suite 120 Port Chester, New York 10573	Stuart L. Rabin Village of Port Chester, Village Manager 222 Grace Church Street Port Chester, New York 10573
Media		
The Journal News 1133 Westchester Avenue, Suite N110 White Plains, New York 10604		
Utilities / Public Water Authorities		
United Water Westchester Rate 2 District 148 Martine Avenue White Plains, New York 10601		
Public Library – Repository		
Port Chester - Rye Brook Public Library 1 Haseco Avenue Port Chester, New York 10573		

Schools/Daycares		
Judy Diaz John F. Kennedy Elementary School, Principal 40 Olivia Street Port Chester NY 10573	Paul Roncagliolo Thomas A. Edison School, Principal 132 Rectory Street Port Chester NY 10573	Deirdre McDermott Corpus Christi-Holy Rosary School - Father Rinaldi Campus, Principal 135 S. Regent Street Port Chester NY 10573
Gloria Guerra Corpus Christi-Holy Rosary School - Laura Vicuna Campus 18 Central Avenue Port Chester NY 10573	Rosa A. Delgado Rossy's Little Angels 43 Soundview Street Port Chester NY 10573	Marcela Arismendi Ladybug Family Preschool 141 William Street Port Chester NY 10573
Flora Tacuri Magic Cloud Day Care 18 Parker Street Port Chester NY 10573	Yensy Salazar My Garden Family Day Care 394 Irving Avenue Port Chester NY 10573	Paula Belli Port Chester Children's Place 400 Westchester Avenue Port Chester NY 10573
Zoila Garzon Happy Corner Day Care Center Inc. 80 S. Regent Street Port Chester NY 10573	Tetyana Palmisano Tots Place 8 Bent Avenue Port Chester NY 10573	
Adjacent Property Owners		
181 Westchester Ave LLC Adjacent Property Owner of N/A Irving Ave and 181 Westchester Place PO Box 1068 Larchmont NY 10538	167 Irving Owners LLC Adjacent Property Owner of 167 Irving Ave 130 Harold Road Woodmere NY 11598	Black Diamond Group LLC Adjacent Property Owner of 8 Palace Place 9 Tashua Parkway Trumbull CT 06611
16 Palace Place Holdings LLC Adjacent Property Owner of 16 Palace Place 16 Palace Place Port Chester NY 10573	<b>REDACTED</b>	<b>REDACTED</b>
Iron Ridge Associates LLC Adjacent Property Owner of N/A Palace Place 84 Northfield Street Greenwich CT 06830	110 Pearl Real Estate Corp. Adjacent Property Owner of 110 North Pearl Street 8103 267th Street Floral NY 11004	Verizon New York Inc. Adjacent Property Owner of 50 Broad Street PO Box 2749 Addison TX 75001
Bucci Irrevocable Trust Adjacent Property Owner of 115 North Pearl Street 20 Priscilla Lane Port Chester NY 10573	Broad Street Owners LLC Adjacent Property Owner of 46 Broad St and 147 Irving Ave 147 Irving Avenue Port Chester NY 10573	Belos Broad LLC Adjacent Property Owner of 146-148 Irving Avenue 144 Langdon Avenue Dobbs Ferry NY 10522

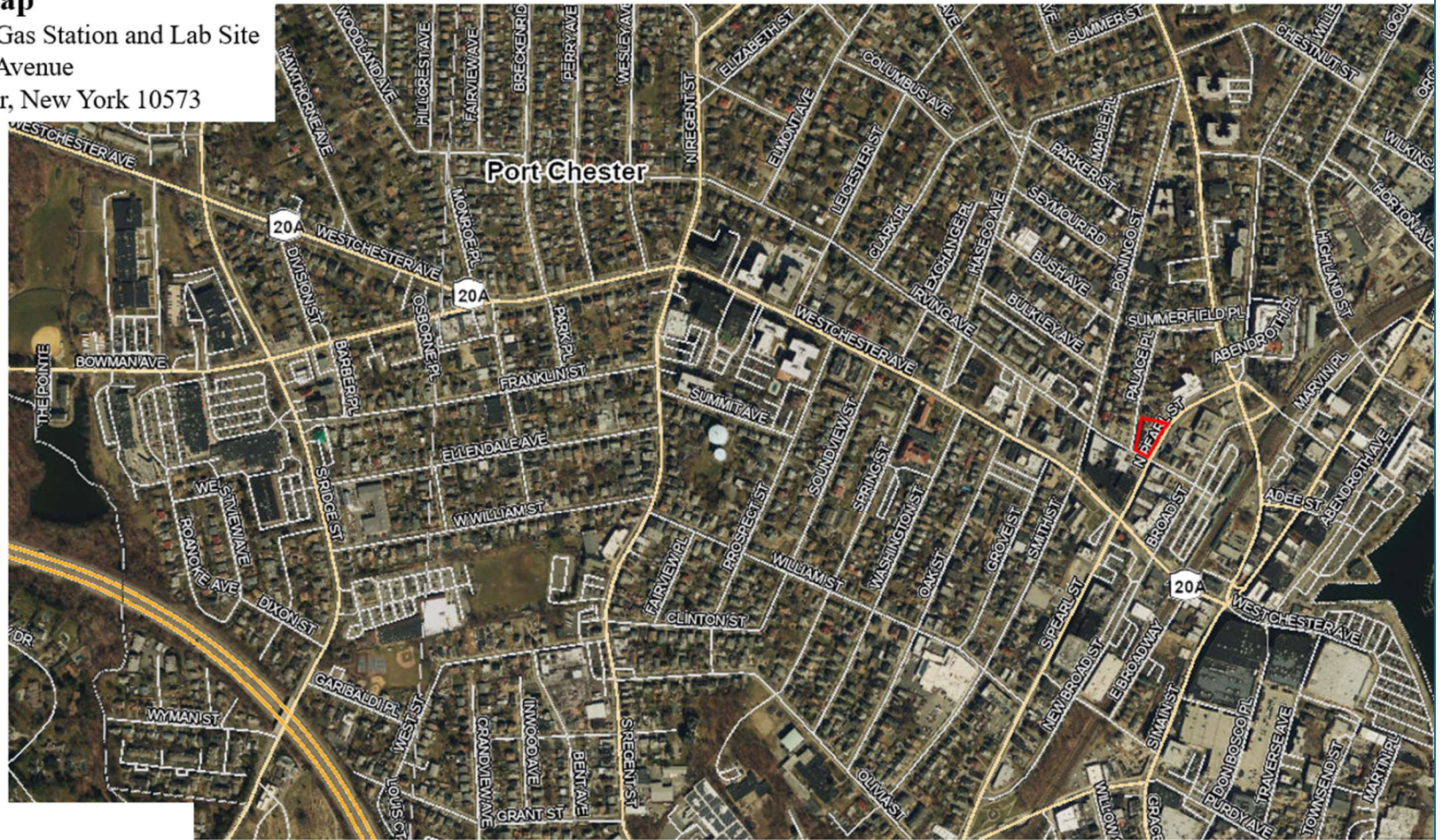
Adjacent Property Operators		
Evermist Lawn Sprinklers Adjacent Property Operator of 16 Palace Place 16 Palace Place Port Chester NY 10573	Sinclair Gas Station Adjacent Property Operator of 110 N Pearl Street 110 North Pearl Street Port Chester NY 10573	JM Electronecanica Adjacent Property Operator of 115 N Pearl Street 115 North Pearl Street Port Chester NY 10573
Ficcinones Media Adjacent Property Operator of 46 Broad Street 46 Broad Street Port Chester NY 10573	Salon Image Adjacent Property Operator of 46 Broad Street 46 Broad Street Port Chester NY 10573	Angelo's Pizza and Pasta Adjacent Property Operator of 147 Irving Avenue 147 Irving Avenue Port Chester NY 10573
Iglesia Evangelica Apostoles Adjacent Property Operator of 146-148 Irving Avenue 146 Irving Avenue Port Chester NY 10573	Pollo a la Brasa Adjacent Property Operator of 146-148 Irving Avenue 148 Irving Avenue Port Chester NY 10573	Slavin Studios Adjacent Property Operator of 181 Westchester Avenue 168a Irving Avenue Port Chester NY 10573
The Junkluggers Adjacent Property Operator of 181 Westchester Avenue 168 Irving Avenue, #500f Port Chester NY 10573	Fashion Arts Studio of Westchester Adjacent Property Operator of 181 Westchester Avenue 168a Irving Avenue, Suite 300A Port Chester NY 10573	TPR Enterprises Ltd Adjacent Property Operator of 181 Westchester Avenue 168 Irving Avenue, #303C Port Chester NY 10573
BM Ortho Appliances Inc. Adjacent Property Operator of 181 Westchester Avenue 168a Irving Avenue Port Chester NY 10573	The Booth for Business Adjacent Property Operator of 181 Westchester Avenue 168a Irving Avenue, #500G Port Chester NY 10573	The Bare Man LLC Adjacent Property Operator of 181 Westchester Avenue 168B Irving Avenue, Suite 203-H Port Chester NY 10573
Total by Verizon Adjacent Property Operator of 181 Westchester Avenue 191 Westchester Avenue Port Chester NY 10573	Gentle Touch Lasers Hair Removal Adjacent Property Operator of 181 Westchester Avenue 6 North Pearl Street, #304a Port Chester NY 10573	Heather Tietjen Photography Adjacent Property Operator of 181 Westchester Avenue 6 North Pearl Street, #204-A Port Chester NY 10573
Redemption Community Church Adjacent Property Operator of 181 Westchester Avenue 181 Westchester Avenue Port Chester NY 10573	Panka Peruvian Bistro Adjacent Property Operator of 181 Westchester Avenue 167 Westchester Avenue Port Chester NY 10573	Vellone Promotions Adjacent Property Operator of 181 Westchester Avenue 168 Irving Avenue Port Chester NY 10573



## Appendix C - Site Location Map

### Street Map

157 Irving Gas Station and Lab Site  
157 Irving Avenue  
Port Chester, New York 10573



### Legend:

— Site Property Boundary

## Appendix D – Brownfield Cleanup Program Process

