Monthly Progress Report
Proposed 227 Westchester Avenue Development
223-225, 227 Westchester Avenue & 204, 206-208, 214-220 Irving Avenue, Port Chester, New York
Brownfield Cleanup Program Site #**C360253**
Reporting Period: November 2, 2025 – December 1, 2025

1. Introduction

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement (BCA) dated January 13, 2025 for the Proposed 227 Westchester Avenue Development Site, located at 223-225, 227 Westchester Avenue & 204, 206-208, 214-220 Irving Avenue, Port Chester, New York (Site), H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) has prepared this monthly progress report, on behalf of Yorkland Partners, LLC and its affiliates, 227 Westchester Ave LLC; and 204 Irving Two LLC, to summarize the work performed at the Site from November 2 through December 1, 2025.

The Site is located in the Port Chester neighborhood of Westchester County, New York and is identified as Section 142.22, Block 1, Lots 24, 25, 30, 31, 32 and 33. The Site is approximately 38,768-square feet and is bound by Irving Avenue followed by mixed-use commercial and residential buildings to the north, Westchester Avenue followed by mixed-use commercial buildings to the south, mixed-use commercial buildings and the Port Chester Fire Department to the east, and a parking lot followed by mixed-use commercial buildings to the west.

The Site is currently composed of six lots (pending lot merger), four of which are developed and two are undeveloped. Site features include a one-story commercial building occupied by a restaurant and a three-story residential building with a partial basement and an adjoining paved alleyway (Lot 24), a three- to four-story mixed-use building with a full basement and rear yard occupied by office/retail spaces on the upper floors and a restaurant and tap room on the first floor (Lot 25), a one-story commercial building occupied by offices and a carpentry workshop/warehouse (Lot 30) and a three-story mixed-use building occupied by an auto parts retail shop and auto-maintenance garage on the first floor and residential spaces on upper floors (Lot 31). Lots 32 and 33 are undeveloped. The Site location is shown on Figure 1.

Yorkland Partners, LLC and its affiliates, 227 Westchester Ave LLC and 204 Irving Two LLC, plan to redevelop the Site with a new 12-story residential tower with sub-grade and at-grade parking with approximately 2,140 square feet of retail space at street level. The new development is anticipated to encompass the entire Site footprint. The proposed mixed residential and commercial use is consistent with current zoning.

2. Investigation or Remedial Actions Relative to the Site during this Reporting Period

Haley & Aldrich of New York continued implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved RIWP, including completion of groundwater sampling activities and a groundwater monitoring well survey. The NYSDEC Spill Hotline was called on November 5, 2025, to report light non-aqueous phase liquid (LNAPL) observed in the monitoring well located adjacent to the above-ground storage tank (AST) at 206 Irving Avenue. The spill has been assigned Spill No. 2506900.

3. Actions Relative to the Site Anticipated for the Next Reporting Period(s)

Anticipated actions for the next reporting period(s) include submission of the draft Remedial Investigation Report (RIR), validation of analytical data and submittal of Electronic Data Deliverables (EDDs) to the NYSDEC EQuIS database; and submission of the draft Remedial Action Work Plan (RAWP).

4. Approved Activity Modifications (changes of work scope and/or schedule)

There have been no modifications to the work scope.

5. Deliverables Submitted During This Reporting Period

Two (2) daily reports were submitted to the NYSDEC during this reporting period. No other deliverables were submitted during this reporting period.

6. Information Regarding Percentage of Completion

The remedial investigation phase is approximately 75% complete.

7. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

8. Community Participation (CP) Plan Activities during This Reporting Period

None.

9. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

None.

10. Miscellaneous Notable Information

None.

11. Anticipated Schedule

Task	Duration (days)	Start	End	2025												2026												2027											
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Implementation of Remedial Investigation	30	11/1/2024	12/1/2024																																				
Preparation and Submission of RIR and RAWP	90	12/1/2024	3/1/2025																																				
NYSDEC & NYSDOH Review of RIR & RAWP	60	3/1/2025	5/1/2025																																				
45-Day Public Comment Period for RAWP and Issuance of Decision Document	45	5/1/2025	6/15/2025																																				
Implementation of RAWP with Engineering Oversight	300	7/1/2025	5/1/2026																																				
Preparation of FER and SMP (if required)	90	5/1/2026	8/1/2026																																				
NYSDEC & NYSDOH Review of FER (and SMP, if required)	60	8/1/2026	10/1/2026																																				
NYSDEC Issues COC	30	10/1/2026	11/1/2026																																				

Notes:
1. Schedule is estimated and subject to change.
2. Implementation of RAWP does not include completion of building construction
3. NYSDEC - New York State Department of Environmental Conservation
4. NYSDOH - New York State Department of Health
5. RIR - Remedial Investigation Report
6. RAWP - Remedial Action Work Plan
7. FER - Final Engineering Report
8. SMP - Site Management Plan
9. COC - Certificate of Completion
10. COC issuance estimated for 2027



LEGEND

PROPOSED BCP SITE BOUNDARY
(PENDING FUTURE LOT MERGER)

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: WESTCHESTER COUNTY TAX ASSESSOR
3. AERIAL IMAGERY SOURCE: NEAR MAP, 28 SEPTEMBER 2022
4. PARCELS CURRENTLY WITHIN THE PROPOSED BCP SITE BOUNDARY ARE PENDING A LOT MERGER

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SCALE IN FEET

HALEY ALDRICH

WESTCHESTER AVENUE DEVELOPMENT SITE
223-227 WESTCHESTER AVENUE &
204, 206-208, 214-220 IRVING AVENUE
PORT CHESTER, NEW YORK

SITE PLAN

SEPTEMBER 2025

FIGURE 1

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