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: June 2, 2026 – July 1, 2026

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 June 2, 2026, through July 1, 2026.

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 finished implementing the scope of work in the NYSDEC-approved SRIWP on June 4, 2026, including the collection of groundwater samples from newly installed monitoring wells.

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 Supplemental Remedial Investigation Report (SRIR), receiving NYSDEC comments on the Remedial Investigation Report (RIR), 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

One (1) daily report for June 4, 2026 was submitted to NYSDEC on June 5, 2026.

6. Information Regarding Percentage of Completion

The remedial investigation phase is approximately 95% complete, pending approval of the RIR and the submission and approval of the SRIR.

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											
				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	11/1/2025	12/1/2025																											
Preparation and Submission of RIR	66	12/1/2025	2/5/2026																											
Preparation and Submission of SRIWP	60	3/16/2026	5/15/2026																											
NYDEC & NYSDOH Review of SRIWP	44	4/1/2026	5/15/2026																											
Implementation of Supplemental Remedial Investigation	20	5/15/2026	6/4/2026																											
Preparation and Submission of SRIR	36	6/4/2026	7/10/2026																											
Preparation and Submission of RAWP	226	12/1/2025	7/15/2026																											
NYSDEC & NYSDOH Review of RIR, SRIR & RAWP	207	2/5/2026	8/31/2026																											
45-Day Public Comment Period for RAWP	45	9/2/2026	10/17/2026																											
Issuance of Decision Document	14	10/17/2026	10/31/2026																											
Implementation of RAWP with Engineering Oversight	211	11/1/2026	5/31/2027																											
Preparation of FER and SMP (if required)	61	5/1/2027	7/1/2027																											
NYSDEC & NYSDOH Review of FER (and SMP, if required)	121	7/2/2027	10/31/2027																											
Soil Vapor Intrusion Evaluation	29	11/1/2027	11/30/2027																											
NYSDEC Issues COC	60	11/1/2027	12/31/2027																											

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. SRIWP – Supplemental Remedial Investigation Work Plan
7. SRIR – Supplemental Remedial Investigation Report
8. RAWP - Remedial Action Work Plan
9. FER - Final Engineering Report
10. SMP - Site Management Plan
11. COC - Certificate of Completion
12. COC issuance estimated prior to December 31, 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

N

0 40 80
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

GIS FILE PATH: \\haleyaldrich.com\share\CF\Groups\nyc\GIS\Maps\2022_10_206816\206816_000_0002_SITE_PLAN.mxd — USER: hwachholz — LAST SAVED: 10/31/2022 1:56:50 PM