



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

965 Mamaroneck Site
965 Mamaroneck Avenue
Mamaroneck, NY 10543

April 2025

SITE No. C360189
NYSDEC REGION 3

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C360189/>

Mamaroneck Public Library

136 Prospect Avenue
Mamaroneck, NY 10543
914-698-1250

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 12233-7014
518-402-9669
michaela.cochran@dec.ny.gov

Project-Related Health Questions

John Robinson, Project Manager
NYSDOH
Corning Tower Room #1787
Albany, NY 12237
518-402-7881
beej@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>

Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 965 Mamaroneck site ("site") located 965 Mamaroneck Avenue, Mamaroneck, Westchester County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the soil, groundwater, and soil vapor data collected during the site's remedial investigation (RI).

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **April 9th through May 24th, 2025**.

- Access the RAWP and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C360189/>
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area.

Draft Remedial Work Plan: The proposed Restricted Use cleanup plan consists of:

- Treating contaminated groundwater through injection of chemical oxidants into the groundwater;
- Collecting and analyzing post-injection groundwater samples to evaluate the effectiveness of the cleanup;
- Maintenance of current site cover system to address contamination remaining above commercial use soil cleanup objectives;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

The proposed cleanup plan was developed by 1946 Holding Corp. ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Site Description

The site is located at the southwest corner of the intersection of Mamaroneck Avenue and North Barry Avenue Extension. The site is roughly 0.5 acres in size and consists of one, historically commercial use, 3,600 square foot single-story building with an asphalt paved parking lot and landscaped areas occupying the remainder of the site. The building was originally constructed in 1950 and operated as a dry-cleaning facility from 1972 until 2018 when dry cleaning operations ceased. The building is currently operated as a liquor store.

The subject property is currently zoned for commercial use and its redevelopment is proposed as future commercial retail use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360189) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/in dex.cfm?pageid=3>

Summary of the Investigation: Chlorinated volatile organic compounds (CVOCs), specifically tetrachloroethane (PCE) and its degradation products, were detected in on and off-site groundwater above the applicable groundwater standards. These chemicals were commonly used in historic dry-cleaning operations and are believed to be related to the site's

historic use as a dry-cleaning facility. The RI also identified exceedances of groundwater standards for semi volatile organic compounds (SVOCs), metals, per- and polyfluoroalkyl substances (PFAS), including PFOA and PFOS. Soil sampling detected PFOA and PFOS in exceedance of proposed Protection of Groundwater soil cleanup objectives (SCOs). Sub-slab soil vapor and co-located indoor air results from the RI indicated low concentrations of CVOCs at all on and off-site sampling locations, however when compared to the applicable NYSDOH Decision Matrices, the results indicated no further action was necessary.

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://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





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