



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/C360202/>

Former United Hospital Website:

formerunitedhospitalbcp.com

Port Chester- Rye Brook Public Library

1 Haseco Avenue
Port Chester, NY 10573
(914) 939-6710

<https://portchester-ryebrooklibrary.org/>

Who to Contact

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

Project-Related Questions

Matthew Hubicki, Project Manager
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Albany, NY 12233
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Project-Related Health Questions

Angela Martin, Project Manager
Bureau of Environmental Exposure
NYSDOH
Empire State Plaza-Corning Tower
Albany, NY 12237
(518) 473-4671
bee@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

Former United Hospital
406 Boston Post Rd
Rye, Westchester County

SITE No. C360202

NYSDEC REGION 3

August 2024

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy 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 Former United Hospital Site ("site") located at 406 Boston Post Rd, Rye, Westchester County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined the site does not pose a significant threat to public health or the environment. This decision is based on the lack of potential for human exposure to site-related contaminants in soil and via soil vapor. To address remaining contamination, the proposed remedy is summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a Draft Remedial Action Work Plan (RAWP) for 45 days, from **August 21, 2024 through October 7, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360202/>.
- Documents also are available at the locations identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at the left.

Draft Remedial Work Plan: The proposed Unrestricted and Restricted Residential Use remedies will consist of:

- Excavation and off-site disposal of contaminated soils ranging from approximately 2 to 11 feet below surface grade or to the depth of bedrock;
- Removal of any sub-grade structures (e.g., underground storage tanks, leaching pools, storm drains, floor drains, piping, etc.);
- Excavation and off-site disposal of contaminated soils associated with petroleum underground storage tanks or associated piping;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Installation of a site cover, including a demarcation layer, over areas that do not achieve Unrestricted Use Soil Cleanup Objectives (SCOs) to address remaining contamination;
- Reuse on-site soils, concrete, and import of material meeting the established Restricted Residential SCOs for those areas that need backfill or cover material;
- Evaluation and/or mitigation of the potential for soil vapor intrusion in future buildings;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

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- For those areas that do not meet an Unrestricted Use cleanup, implementation of a Site Management Plan for long term maintenance of the remedial systems.

The proposed remedy was developed by Boston Post Rd Owner LLC and BR RA Port Chester LLC ("applicants") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

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 remedy. After approval, the proposed remedy becomes the selected remedy. The applicants 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 12.03-acres and is bounded to the north by Abendroth Park followed by residential properties; to the west by Interstate 287, followed by residential properties and St. Mary's Cemetery; to the east by Boston Post Road followed by a commercial shopping center; and to the south by High Street, followed by a rehabilitation/nursing facility and Interstate 287 and Boston Post Road intersection to the southeast. It currently consists of one transformer building, concrete slabs, and parking lot. The hospital operations began in 1915 and ceased in 2004. The site is currently unoccupied, and the surrounding area includes a park area, commercial businesses, and a nearby residential neighborhood. The redevelopment has begun with demolition of all the structures, which allowed for the second phase of the investigation in those areas covered by buildings.

The proposed multi-use residential/commercial development for the site includes the construction of a four multi-story family and a six-story assisted living residential building with commercial spaces, hotel, retail, restaurant, green spaces, internal roadways, and above grade and sub-grade parking. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360202) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

In addition to the sources of information listed above, the applicants have voluntarily established a website to disseminate information relative to the Former United Hospital investigation, remediation, and redevelopment. Interested parties can access the information posted on the website.

Details regarding the project website and the associated registration process was provided by the applicants. **The Department is not responsible to confirm the veracity of the content of the applicants' website.**

Summary of the Investigation: The remedial investigation report identified the presence of semi-volatile organic compounds (SVOCs) and metals in soil/fill material across the site; petroleum related SVOCs in soil and groundwater in the northern, northwestern, and central portions of the site; and faint petroleum odors in soil and sheens on groundwater in the northern, northwestern, and in central portions of the site. Several VOCs, including petroleum-related compounds (e.g., benzene, toluene, ethylbenzene, xylenes, etc.) and chlorinated solvent-related compounds (e.g., tetrachloroethene (PCE), trichloroethene (TCE), carbon tetrachloride, methylene chloride) were detected in soil vapor samples. Emerging contaminants, including perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS), were detected in on-site groundwater above applicable standards.

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>

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.

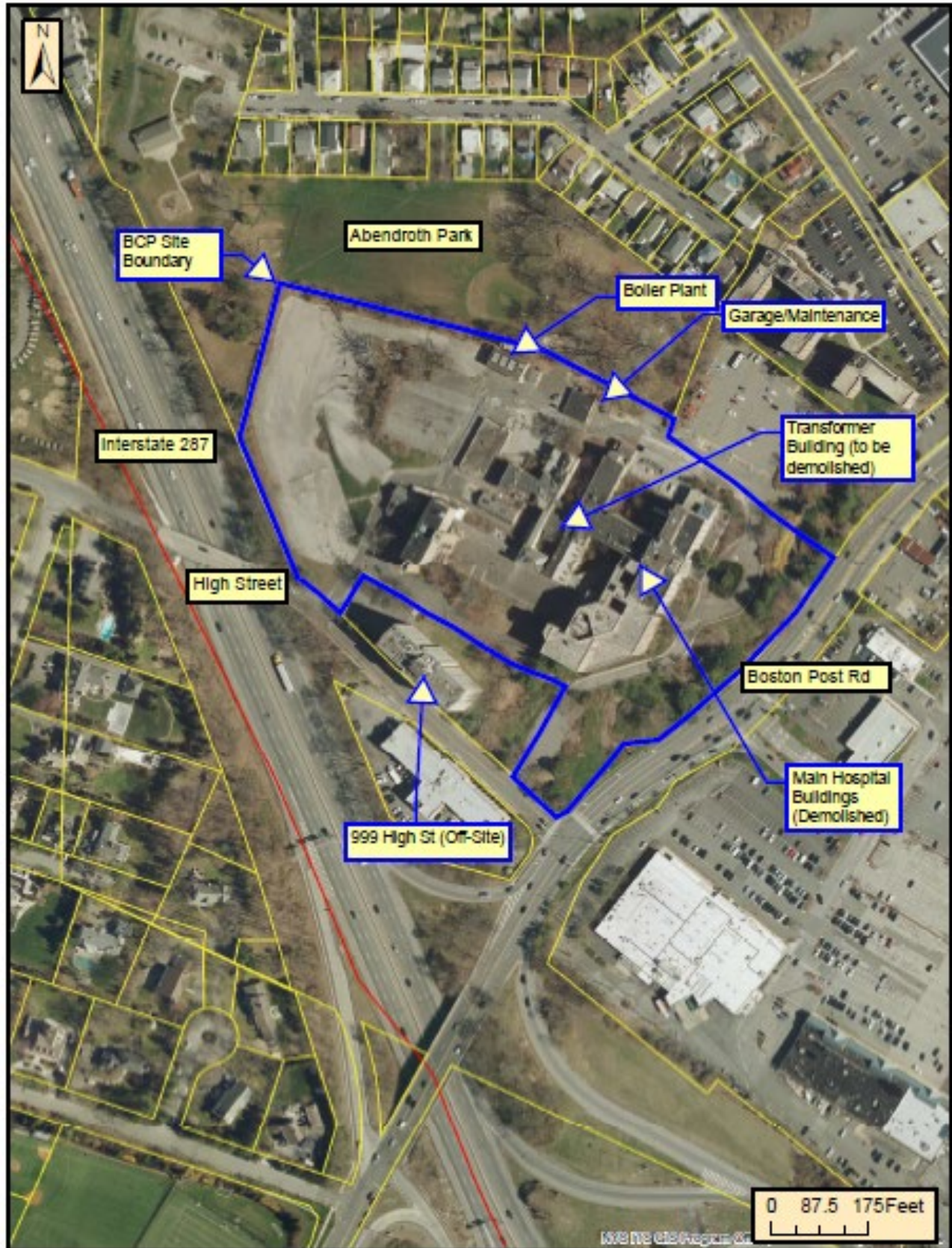
DECinfo Locator

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>

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

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