



Department of  
Environmental  
Conservation

## FACT SHEET

Brownfield Cleanup  
Program

Broad Street Irving Ave Cleaners  
131 Irving Avenue  
Port Chester, Westchester County

### Where to Find Information

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

<https://extapps.dec.ny.gov/data/DecDocs/C360213/>

### Document Repository Name

Port Chester-Rye Brook Public Library  
1 Haseco Avenue  
Port Chester, New York 10573

### Who to Contact

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

### Project-Related Questions

Ryan Richard, Project Manager  
NYSDEC  
21 S. Putt Corners Rd  
New Paltz, NY 12561  
(845)-256-3118  
[ryan.richard@dec.ny.gov](mailto:ryan.richard@dec.ny.gov)

### Project-Related Health Questions

Ryan Minzloff  
NYSDOH  
Corning Tower, Empire State Plaza  
Albany, NY 12237  
(518) 408-5146  
[bee1@health.ny.gov](mailto:bee1@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>

SITE No. C360213  
NYSDEC REGION 3

April 2025

### 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 Broad Street Irving Ave Cleaners site ("site") located at 131 Irving Avenue, Port Chester, 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 that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for human exposure to site-related contaminants via soil vapor on a building directly adjacent to the site; and the existence of petroleum contamination exceeding commercial soil cleanup objectives directly adjacent to the property line. To address this threat, NYSDEC has developed the proposed cleanup plan summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Remedial Action Work Plan (RAWP)" for 45 days, from **April 23, 2025 through June 7<sup>th</sup>, 2025**.

- Access the RAWP and other project documents online through the DECinfo Locator:  
<https://extapps.dec.ny.gov/data/DecDocs/C360213/>.
- 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 Unrestricted Use cleanup plan consists of:

- Removing Underground Storage Tanks (USTs), fuel dispensers, underground piping, or other structures associated with a source of contamination if encountered;
- Excavation and off-site disposal of contaminated soil which exceeds the Unrestricted Use Soil Cleanup Objectives to depths of 15-25 feet below surface grade across the majority of the site;
- Dewatering and treatment of groundwater as necessary to reach excavation depths;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

# BROWNFIELD CLEANUP PROGRAM

- If an Unrestricted use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems;
- If an Unrestricted use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed cleanup plan was developed by Broad Street Owner LLC and Broad PC Owner 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 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 cleanup. After approval, the proposed cleanup becomes the selected cleanup. 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 located in the Village of Port Chester, NY, bordered by North Pearl Street to the west, Broad Street to the east and Irving Avenue to the south. The site is approximately 0.8 acres and consists of twelve buildings with some asphalt parking.

In the late 1800's and early 1900's, a paint storage facility, print shop, electrician shop, upholsterer, jeweler, hand laundry, and automobile repair shop occupied the site. From about 1934 through 1950, 44-46 Broad Street was occupied by an automobile garage and repair shop.

The planned redevelopment of the site consists of a mixed-use high-rise containing retail spaces on the ground floor and apartments above the first floor. The redevelopment has a planned affordable housing component.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360213) at:

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

**Summary of the Investigation:** The primary contaminants of concern identified at the site are petroleum-related volatile organic compounds (VOCs), chlorinated volatile organic compounds (CVOCs), polycyclic aromatic hydrocarbons (PAHs), and heavy metals in soil. Contaminants were also detected at low levels in the groundwater. Petroleum contamination is primarily in the area of a suspected UST and petroleum spill. The site will be redeveloped through the construction of mixed-use high-rise development containing retail on the ground floor and residential apartments above the first floor.

**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>

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# BROWNFIELD CLEANUP PROGRAM

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*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.*

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Sign up to receive site updates by email:

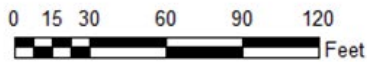
<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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>

# Site Location



## Site Location Map

Broad Street Irving Ave Cleaners Site  
Village of Port Chester, Westchester County  
Site No. C360213



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<b>简体字</b> Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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