

28-34 Pearl Street

Brownfield Cleanup Program

Site No. C360214

Port Chester, Westchester County



Department of
Environmental
Conservation

March 2026

Investigation Completed; Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to review the draft investigation report and comment on the proposed remedy that is being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to 28-34 Pearl Street (“Site”) located at 28-34 Pearl Street, Port Chester, Westchester County. Please see the map for the site location. Based on the findings of the investigation, DEC, in consultation with DOH, 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 and the potential for human exposure to site-related contaminants via soil vapors.

Based on the findings of the investigation, the proposed cleanup plan is summarized below.

How to Comment

DEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **March 12 through April 25, 2026**.

- Access the RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360214/>
- Documents also are available at the location(s) identified under “Where to Find Information.”
- Please submit comments to the DEC project manager listed under Project-Related Questions in the “Contact Information” area.

Draft Remedial Action Work Plan

The proposed Track 1 Unrestricted Use remedy plan consists of:

- Excavation and off-site disposal of about 1100 cubic yards of contaminated soil to approximately 15 feet below ground surface across the site;
- treating contaminated groundwater through monitored natural attenuation (MNA), where groundwater will be monitored for site-related contamination and MNA indicators to provide an understanding of the biological activity breaking down the contamination.
- collecting and analyzing post-excavation soil samples, groundwater samples, and soil vapor samples to evaluate the effectiveness of the cleanup;
- installation of a passive Sub-Slab Depressurization System (SSDS) in the proposed building with the capacity to make the system active based on a soil vapor intrusion evaluation;
- importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- 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; and
- 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 28 Pearl Street Development LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

DEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. DOH 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 DEC and DOH.

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

Site Description

The Site consists of two contiguous parcels totaling 0.45 acres of land bounded by Pearl Street to the southeast, a commercial and retail building to the northeast, residences to the northwest, and a parking lot to the southwest. The properties surrounding the site are zoned for and improved by a mix of commercial and residential uses. The 28 Pearl Street portion of the Site was formerly improved with a 3,240-square-foot single-story building that was demolished between 2022 and 2023. The building was previously occupied by a small engine repair and an automobile repair shop. The 34 Pearl Street portion of the Site was formerly improved with a 1,774-square-foot two -story single-family dwelling that was demolished between 2022 and 2023.

The proposed redevelopment of the Site includes the construction of a nine-story building comprising 140 residential multiple dwelling units and 90 structured garage parking spaces reserved for residential use. The building will also include approximately 10,000 interior square feet of lobby, leasing, and amenity areas. Of the planned housing units, ten percent (14 units) will be reserved for affordable housing.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C360214) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The primary contaminants of concern at the site are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, and per & polyfluoroalkyl substances (PFAS) which are present Site-wide in soil, groundwater, and soil vapor. The suspected sources of discharge at the site are primarily related to historical site operations and underground (UST) and above ground storage tanks (AST). The site's former use as a fueling station and auto repair, and the associated USTs, are a likely source of discharges at the Site. Dry wells that were potentially connected to floor drains in a former engine repair shop also present a potential source of impacts to the environment. Finally, the presence of ASTs on the site also represents a potential source of contamination at the site.

Brownfield Cleanup Program

New York's Brownfield Cleanup Program 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

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.

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>

CONTACT INFORMATION

Project-Related Questions

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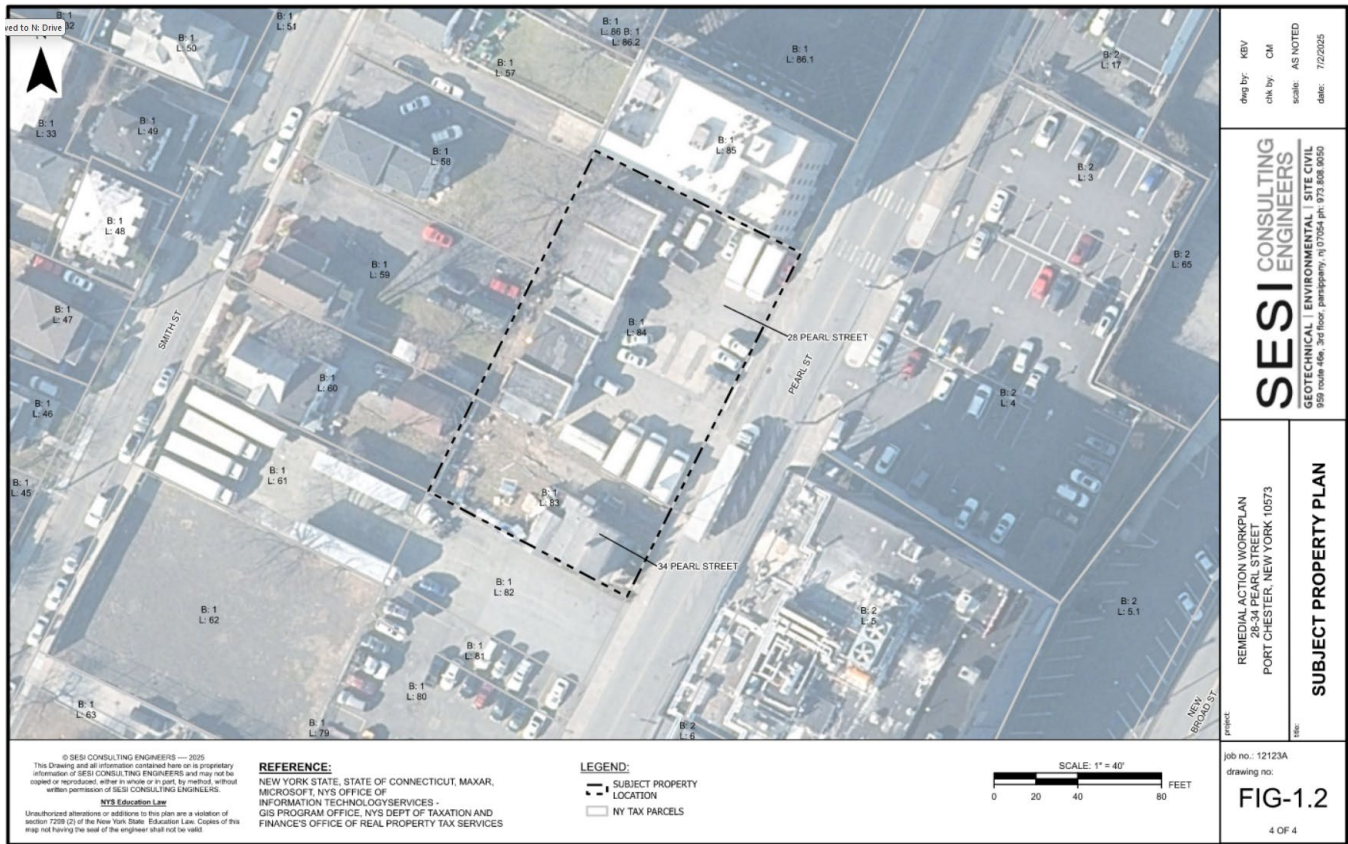
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C360214/>

Port Chester-Rye Brook Public Library

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

Site Location





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