

Grand Union Hotel Bowling Alley Site

Brownfield Cleanup Program

Site No. C360222

Port Chester, Westchester County



Department of
Environmental
Conservation

June 2026

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 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 the Grand Union Hotel Bowling Alley Site ("site") located at 146 Westchester Avenue, Port Chester, Westchester County. Refer to the map for the site location.

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 potential for off-site migration of contaminants in groundwater, and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, DEC has developed the proposed cleanup plan summarized below.

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

How to Comment

DEC is accepting written comments about the investigation and proposed plan, called a "Draft Remedial Investigation Report (RIR)" and "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **June 24 through August 8, 2026**.

- Access the RIR, RAWP, and other project documents online through DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360222/>.
- 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 "Contact Information" area.

Draft Remedial Investigation Report and Draft Remedial Action Work Plan/ Alternatives Analysis

Contaminated soil was remediated under an Interim Remedial Measures Workplan (IRMWP), dated April 2023. Remediation involved the excavation of all impacted soil down to bedrock followed by off-site disposal. The Draft RAWP is to address groundwater contamination and potential soil vapor intrusion.

The proposed Track 1 Unrestricted Use remedy consists of:

- In-situ (i.e. in place) chemical injection to treat contaminated groundwater;
- Collecting and analyzing post-cleanup groundwater samples to evaluate the effectiveness of the cleanup;
- If post-cleanup soil vapor samples indicate continued soil vapor concerns, then the passive Sub-Slab Depressurization System (SSDS) installed as part of the new building construction will be activated;
- 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) for long-term maintenance and monitoring 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.

The proposed cleanup plan was developed by Port Chester OZ Fund III QOZB, LLC and Port Chester Oz Fund III PropCo, LLC (“applicants”) 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 applicants 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 BCP site is located at 146 Westchester Avenue, Port Chester, New York and consists of one (1) tax parcel that encompass approximately 0.449 acres. The tax parcel is identified on local tax maps under Tax Map ID (143.30-2-70). The site is located in a mixed-use commercial and residential area and is bounded by Westchester Avenue, restaurants, a local theater, and apartments to the north; JP Upholstery Shop to the south; New Broad Street and commercial/residential properties to the east; and Pearl Street and a parking lot to the west. Historic operations at the site have included a tin smith, blacksmith, plumbing supply, carpet cleaning, lodging, bowling alley, and locksmith.

The site is located in a disadvantaged community and will be redeveloped as a 12-story mixed-use building. The proposed development contains multi-family residential, retail, restaurants, parking, and flex community space. This includes approximately 4,763 sf of commercial space, 223 total residential units with residential amenities, and garage parking.

Additional site details, including environmental and health assessment summaries, are available on DEC’s Environmental Site Remediation Database (by entering the site ID, C360222) at:

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

Summary of the Investigation

The primary site-related contaminants of concern are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, and per- and polyfluoroalkyl substances (PFAS). All contaminated soil was excavated and disposed of off-site during 2025 under the April 2023 IRMWP. Volatile organic compounds, specifically chlorinated solvents such as tetrachloroethylene (PCE), trichloroethylene (TCE), and cis-1,2-dichloroethene (cis-1,2-DCE) were identified in groundwater and soil vapor.

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

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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DEC, Division of Environmental Remediation

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Project-Related Health 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/C360222/>

Port Chester-Rye Brook Public Library

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

Site Location





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