



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Grand Union Hotel Bowling Alley
140 & 148-150 Westchester Av.
Port Chester, NY 10573

May 2022

SITE No. C360222
NYSDEC REGION 3

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360222/>
and at these location(s):

Rye Brook Public Library

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

Who to Contact

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

Project-Related Questions

Greta White, P.G., Project Manager
NYSDEC
625 Broadway, Albany, NY 12233
(518) 402-2029
greta.white@dec.ny.gov

Project-Related Health Questions

Steven Berninger
NYSDOH
Empire State Plaza - Corning Tower, Room
1787, Albany, NY 12237
(518) 402-0443
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Grand Union Hotel Bowling Alley site ("site") located at 140 and 148-150 Westchester Avenue, Port Chester, Westchester County. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Port Chester OZ Fund III QOZB, LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **May 4 through June 3, 2022**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360222/>.
- Documents also are available at the location(s) 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 left.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs), metals and pesticides in soil and/or groundwater on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern both on-site and off-site.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description: The site is comprised of two tax lots totaling 0.4486 acres and is bordered by Westchester Avenue, restaurants, a local theater, and apartments to the north, New Broad Street and commercial/residential properties to the east, an upholstery shop to the south, and Pearl Street and a parking area to the west. It is currently developed with three buildings and a parking area. One of the buildings is utilized for commercial purposes. The remaining two buildings are utilized for both commercial and residential purposes, the most recent commercial tenants including a locksmith, digital photo developer, a beauty salon, and a hair salon. These tenants are now vacated from the site, except for the locksmith and one residential tenant.

The planned redevelopment of the site includes a multi-story residential apartment complex, with commercial storefronts on the ground level and an underground parking area.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the site ID, C360222) at:

<https://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

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://www.dec.ny.gov/chemical/8450.html>

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://www.dec.ny.gov/chemical/61092.html>

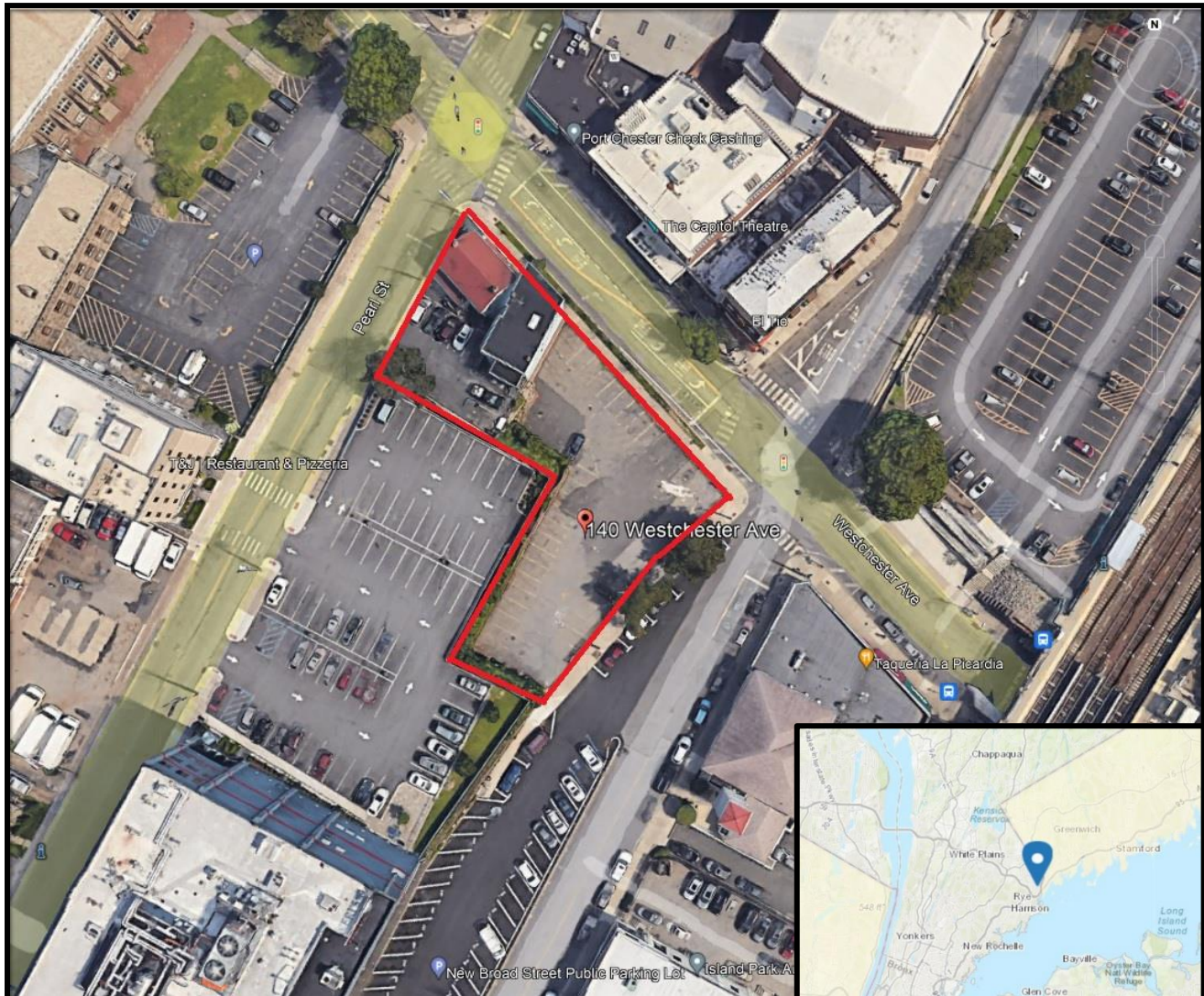
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location





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Contact: Greta White, P.G., 518-402-2029, greta.white@dec.ny.gov