



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Pelham House
217 Fifth Avenue
Pelham, Westchester County

August 2024

SITE No. C360233
NYSDEC REGION 3

Where to Find Information

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

<https://www.dec.ny.gov/data/DecDocs/C360233/>

Village of Pelham Public Library

530 Colonial Avenue
Pelham, New York 10803
(914) 738-1234

Who to Contact

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

Project-Related Questions

Alexander Malamet, Project Manager
NYSDEC
21 S Putt Corners Rd,
New Paltz, New York 12561
(845) 256-3112
alexander.malamet@dec.ny.gov

Project-Related Health Questions

Christopher Budd
NYSDOH, Public Health Specialist
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower,
Room 1787
Albany, NY 12237
(518) 402-1769
bee@health.ny.gov

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

Additional Interim Remedial Measures to Begin Public Comment Period

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has announced an expedited cleanup of contamination at the Pelham House site ("site") located at 217 Fifth Avenue, Pelham, Westchester County. Please see the map for the site location.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **August 14** through **September 13, 2024**.

- Access the Draft Addendum IRM Work Plan and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C360233/>.
- 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.

Draft Addendum Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. This IRM is an addendum to the initial IRM of excavation and off-site disposal of all site soils exceeding unrestricted soil cleanup objectives (SCOs).

The Draft Addendum IRM work plan describes proposed cleanup activities that include:

- Treatment of contaminated groundwater through injection of chemical oxidants into seven points using direct push technology;
- collection and analysis of post-remedial groundwater samples to evaluate the effectiveness of the remedy, and;
- implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

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Site Description: The site is 1.093-acres and is bordered on the west by Fourth Avenue, on the east by Fifth Avenue, and on the south by 3rd Street. It was formerly developed with a two-story parking garage. Previously, the site was occupied by the fire department, a railroad station, and dwellings since 1918.

The planned redevelopment of the site includes the construction of a five story, approximately 51,390 square foot building containing multi-family residential, retail, and underground garage.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360233) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are polycyclic aromatic hydrocarbons (PAHs), semi-volatile organic compounds (SVOCs), and per- and polyfluoroalkyl substances (PFAS) which are present site-wide in soil and groundwater.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the Addendum IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

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:

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://dec.ny.gov/pubs/109457.html>

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Site Location





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Contact: Alexander Malamet, 845-256-3112, and alexander.malamet@dec.ny.gov