



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Pelham House
217 Fifth Avenue
Pelham, Westchester County, NY

Where to Find Information

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

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

Document Repository Name

Town of Pelham Public Library
530 Colonial Ave
Village of Pelham, NY 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 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3112
alexander.malamet@dec.ny.gov

Project-Related Health Questions

Christopher Budd
NYSDOH
Empire State Plaza, Corning Tower
Room 1787
Albany, NY 11237
(518) 402-1769
beei@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>

May 2025

SITE No. C360233
NYSDEC REGION 3

Interim Remedial Measure Proposed Public Comment Period

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing 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. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in June 2025 and last for approximately four months. The activities will be performed by Pelham Green LLC ("applicant") with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **May 16, 2025 through June 15, 2025**.

- Access IRM Work Plan and other project documents online through the DECinfo Locator:
<https://extapps.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.

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.

The IRM work plan describes proposed cleanup activities that include:

- Excavating and disposing off-site of contaminated soil in an approximately tenth of an acre, to depths of approximately 20 feet below grade surface (bgs);
- Collecting and analyzing post-excavation soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill, and;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

BROWNFIELD CLEANUP PROGRAM

Site Description: The Site consists of one parcel identified on the Westchester County Assessors map as tax lot 163.36-2-19.1 (formerly 163.36-2-19, 163.36-2-23, and 163.36-2-24) and totals approximately 1.21 acres in size. This IRM includes the remediation of the former Pelham Fire House (Former Lot 23) (remediation of former lots 19 and 24 has been ongoing since December 2023). Former Lot 23 is currently vacant and previously operated as a firehouse. The Site has been developed since 1918 and is located in a residential and commercial area. The Site Location is illustrated below.

Redevelopment of the Site includes the construction of a five-story, approximately 51,930 square foot (sf) building containing multi-family residential, retail, and underground garage. The ground floor will contain roughly 5,000 sf of neighborhood retail, 219 parking spaces (60 of which will be reserved for municipal use), and 127 residential units, with 6 affordable units, as well as residential amenities including a fitness room, business room, community room/lounge, courtyard, and terrace.

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?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the Site in soils are the volatile organic compound (VOC) acetone, several semi-volatile organic compounds (SVOCs), and the metal nickel. In groundwater, several SVOCs, metals, and PFAS were identified.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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://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





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