

29-45 North Main Street

Brownfield Cleanup Program

Site No. C360236

Port Chester, Westchester County



Department of
Environmental
Conservation

June 2025

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 (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to 29-45 North Main Street ("site") located at 29-45 North Main Street, Port Chester, Westchester County. Please see the map for the site location.

The site is broken up into two operable units (OUs). An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release or exposure pathway resulting from the site contamination. OU-1 is designated as the on-site area, and OU-2 is off-site areas. Based on the findings of the investigation of OU-1, the proposed cleanup plan is summarized below.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Investigation Report (RI)" and "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **June 12 through July 27, 2025**.

- Access the RI RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360236/>.
- 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/ Alternatives Analysis Report and Draft Remedial Action Work Plan

The proposed Track 2 Restricted Residential Use remedy plan consists of:

- Excavation and off-site disposal of contaminated soil to approximately 5 feet below ground surface across the majority of the site;
- excavation and off-site disposal of contaminated soil from 8 and 10 feet below ground surface at contaminant source locations;
- treating contaminated groundwater through injection of chemical oxidants into the groundwater at three high concentration areas at the site;
- installation of a permeable reactive barrier around the southern site boundary to treat any groundwater leaving the site;
- collecting and analyzing post-remedial soil samples, groundwater samples, and soil vapor samples to evaluate the effectiveness of the cleanup;
- installation of a passive Sub-Slab Depressurization System 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;

- implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by Abendroth Green LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Next Steps

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

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

Site Description

The site is 1.110-acres and is situated in an urban area surrounded by a mix of commercial and residential properties. It is bordered by North Main Street to the west, by a restaurant to the south, by Abendroth Avenue to the east, and by Adee Street to the north. From the late 1800s through 2024, the site was developed and occupied by different housing and commercial properties that included a hardware store, dry cleaner, restaurants, shops, printers, a lumber mill, plumber, and metal works. The on-site buildings have all been demolished since June 2024.

The site will be redeveloped as a mixed-use multi-family housing and commercial property. Of the planned housing units, just under ten percent (20 units) will be reserved for affordable housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C360236) 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. A former fuel oil UST was identified and removed during an Interim Remedial Action that occurred prior to the Remedial Investigation. VOC’s, specifically chlorinated solvents like Tetrachloroethylene (PCE) and Trichloroethylene (TCE) may be related to former dry cleaner operations on site and were identified in site soil, groundwater, soil vapor, and indoor air. Off-site migration of chlorinated solvents has been observed in groundwater and soil vapor intrusion in a neighboring property.

The off-site impacts will be investigated under a separate remedial investigation as OU-2.

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

Oliver Wolfe, Project Manager
NYSDEC, 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/C360236/>

Port Chester-Rye Brook Public Library

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

Site Location





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