



Department of
Environmental
Conservation

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

Who to Contact

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

Project-Related Questions

Oliver Wolfe, Project Manager
NYSDEC
625 Broadway
Albany NY, 12209
(518) 402-9732
oliver.wolfe@dec.ny.gov

Project-Related Health Questions

Mark Sergott
NYSDOH
Empire State Plaza
Corning Tower
Albany NY 12237
(518) 402-7860
beci@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>

FACT SHEET

Brownfield Cleanup Program

29-45 North Main Street
Port Chester, Westchester County

June 2024

SITE No. C360236
NYSDEC REGION 3

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 29-45 North Main Street site ("site") located at 29-45 North Main Street 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 Abendroth Green 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 **June 26 through July 26, 2024**.

- Access the RIWP 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 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, groundwater, soil vapor and any other parts of the environment that may be affected.

Previous investigations have detected VOCs, SVOCs, metals, and pesticides in soil; SVOCs in groundwater; and VOCs in soil vapor and indoor air. Additionally, above ground storage tanks (ASTs) were removed from the site and an underground storage tank (UST) will be removed as an interim remedial measure (IRM) and investigated for potential petroleum VOC and SVOC contamination.

Key components of the investigation work include:

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

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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 Action 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 located at 29-45 North Main Street, Port Chester, New York. It is located in an urban area that contains several vacant commercial and residential buildings. Former site uses include retail shops, restaurants, a paper mill, a dry cleaner, hardware stores, a print shop, and metal works. The former hardware store currently has a 1500-gallon UST located in an underground vault with a history of leaks and equipment failures. The site is underlain by historic fill with a thickness of 2-10 feet that lies on top of native till containing fine-coarse sand, silt, and clay. Depth to groundwater was observed to be nine feet below ground surface and is assumed to flow towards the Byram River.

The planned redevelopment will be a 6-story, mixed use residential-commercial building with approximately 10 percent of the residential units 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://extapps.dec.ny.gov/cfm/extapps/derexternal/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://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>

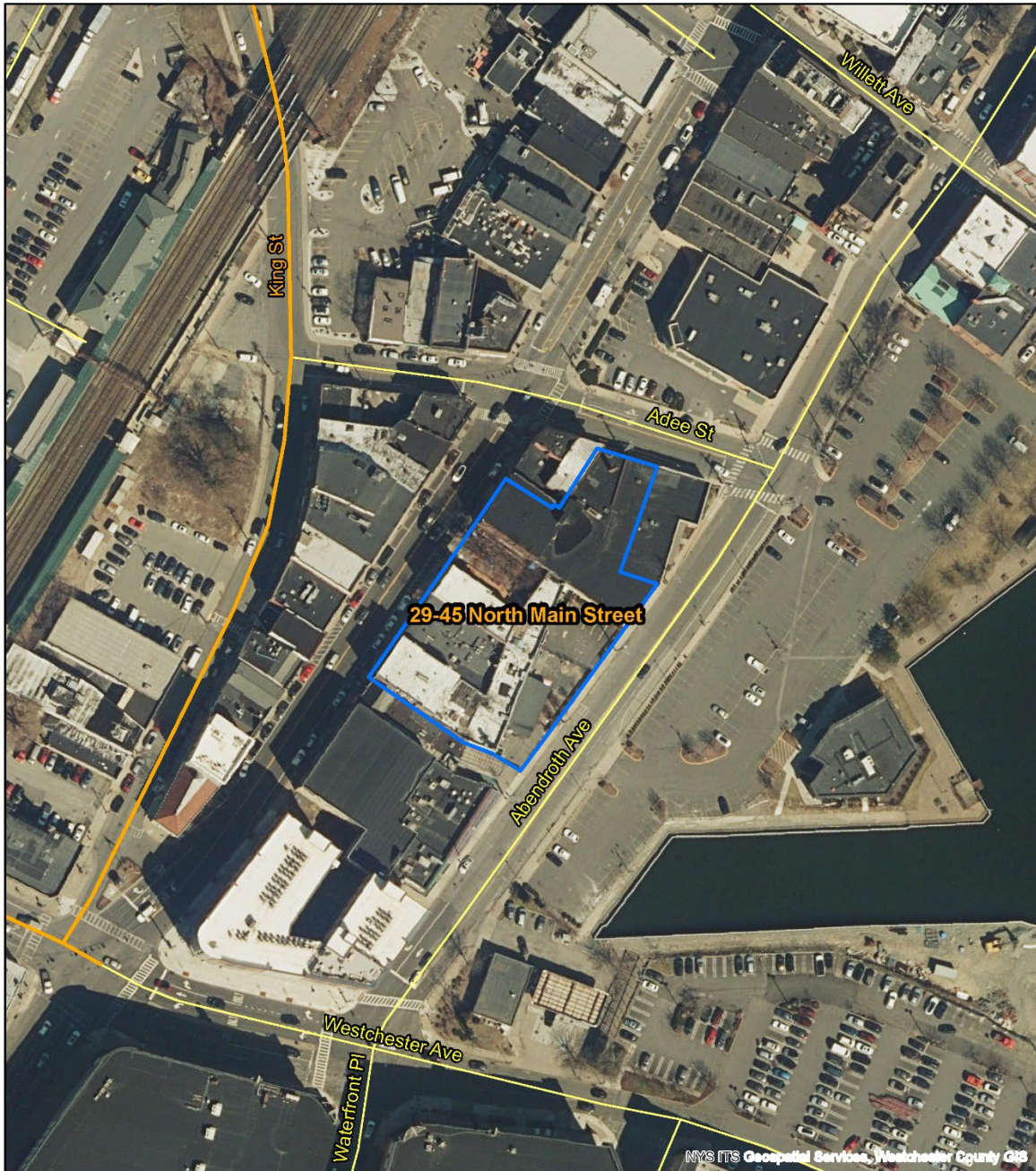
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location

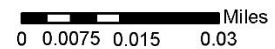


Legend

-  Secondary State/County Highways
-  Local City Roads/Streets
-  Remediation Site Borders

29-45 North Main Street

Rye, Port Chester
Westchester County
ID No. C360236





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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