



Department of
Environmental
Conservation

FACT SHEET

South Main Petroleum Site
Assemblage

Brownfield Cleanup Program

16 South Main Street,
Port Chester, NY 10573

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C360237/>

Port Chester – Rye Brook Public Library
1 Haseco Avenue,
Port Chester, NY 10573

Who to Contact

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

Project-Related Questions

Michaela Cochran, Project Manager
NYSDEC
625 Broadway,
Albany, NY 12233
(518) 402-9669
michaela.Cochran@dec.ny.gov

Project-Related Health Questions

Stephen Lawrence
NYSDOH
Empire State Plaza, Corning Tower,
Room 1787, Albany, NY 12233
(518) 402-0450
bee@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>

October 2024

SITE No. C360237
NYSDEC REGION 3

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a 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 the South Main Petroleum Site Assemblage ("site") located at 2, 14, and 16 S Main St., 15 E Broadway, and 106 Westchester Ave., Westchester County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **October 16th through November 30, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360237/>.
- 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 Remedial Work Plan: The proposed Unrestricted Use remedy consists of:

- Decommissioning and removal of any encountered Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs);
- Abatement of regulated building materials (e.g. asbestos) and subsequent demolition of the site buildings, structures, and subsurface obstructions;
- Excavation and off-site disposal of contaminated soil exceeding the established Soil Cleanup Objectives for the site to depths of 3 to 14 feet below ground surface (bgs) to remove VOCs and PFAS in soil and groundwater;
- Dewatering and treatment of groundwater as necessary to reach excavation depths;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

The proposed remedy was developed by 2SM Development, LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

BROWNFIELD CLEANUP PROGRAM

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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 approximately 26,900 square feet comprised of 5 lots, including 2, 14, and 16 South Main Street, 15 East Broadway, and 106 Westchester Avenue. All lots are now vacant besides 106 Westchester Avenue which is scheduled to be demolished in November 2024 as part of the remedial action and redevelopment of the site. Historically, the site has been used as a mix of commercial spaces, including grocery stores, offices, saloons, and a blacksmith. Most recently the site has included residential spaces, commercial stores, offices, and restaurants.

The proposed redevelopment plan includes the demolition and removal of all existing structures and construction of a 12-story mixed-use residential and commercial building, a portion of which will include 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, C360237) at:
<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Volatile organic compounds (VOCs), metals, and Per- and Polyfluoroalkyl Substances (PFAS) were found in soil, groundwater, and soil vapor at concentrations above use-specific soil cleanup objectives

across the site. Exceedances in soil were encountered to depths up to 13 feet below grade. Petroleum impacted soil and former storage tanks seem to be the source of contaminated groundwater within the site and can also be attributed to the petroleum related VOCs identified in soil vapor. Chlorinated VOCs were also found in soil vapor samples, but an on-site source has not been identified.

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





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