



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/C360243/>

**Chappaqua Library**  
195 South Greeley Avenue  
Chappaqua, NY 10514  
Attn: Robert J. Conrad  
914-238-4779

**NYSDEC Region 3 Headquarters**  
Attn: Michael Squire  
21 S Putt Corners Road  
New Paltz, NY 12561  
Phone: 845-256-3000  
Hours: By appointment.

## Who to Contact

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

**Project-Related Questions**  
Michael Squire, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
518-402-9546  
[michael.squire@dec.ny.gov](mailto:michael.squire@dec.ny.gov)

**Project-Related Health Questions**  
Renata Ockerby  
NYSDOH  
Empire State Plaza, Corning Tower  
Room 1787  
Albany, NY 12237  
518-402-7867  
[beci@health.ny.gov](mailto: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

Kensico Drive and Kisco Avenue  
Properties  
15 Kensico Dr, 19 Kensico Dr, and 275  
Kisco Ave  
Mount Kisco, Westchester County

June 2024

SITE No. C360243  
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 Kensico Drive and Kisco Avenue Properties site ("site") located at 15 Kensico Drive, 19 Kensico Drive, and 275 Kisco Avenue, Mount Kisco, 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 275 Kisco, LLC, 19 Kensico Drive, LLC, and 15 Kensico, LLC ("applicants") 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/C360243/>
- Documents also are available at the locations 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 volatile and semi-volatile organic compounds (VOCs and SVOCs), metals, and PCBs in soil and groundwater on site.

Key components of the investigation work include:

- Drilling and sampling of soil borings to identify possible on-site sources of contamination;
- Collection of soil vapor, sub-slab soil vapor, and indoor air samples; and
- Installation and sampling of groundwater monitoring wells to assess the nature of groundwater contamination both on-site and off-site areas.

# BROWNFIELD CLEANUP PROGRAM

**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.

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 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 7.40 acres, comprising of three lots bound by Kisco Avenue to the west, Holiday Inn Drive and Suburban Propane to the north, Metro North's Harlem Line to the east, and a Toyota dealership and Halstead-Quinn propane facility to the south. It is currently developed with a car dealership and service center at 275 Kisco Avenue, a commercial woodworking and cabinetry facility at 15 Kensico Drive, and a car wash and storage facility at 19 Kensico Drive inactive since 2021. Previous site uses include manufacturing of copper pipe at 275 Kisco from 1953 to 2011 and at 19 Kensico Drive from 1949 to 1971, an auto service center at 15 Kensico Drive from 1981 to 2004, and a beverage and bottling facility at 19 Kensico Drive from 1972 to 2005.

The planned redevelopment is car maintenance and storage facilities at 15 and 19 Kensico Drive, and continuation of the car dealership at 275 Kisco Avenue. The anticipated cleanup standard is to commercial and industrial use based on current and future site use and zoning.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C3600243) 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>

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*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.*

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## 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>

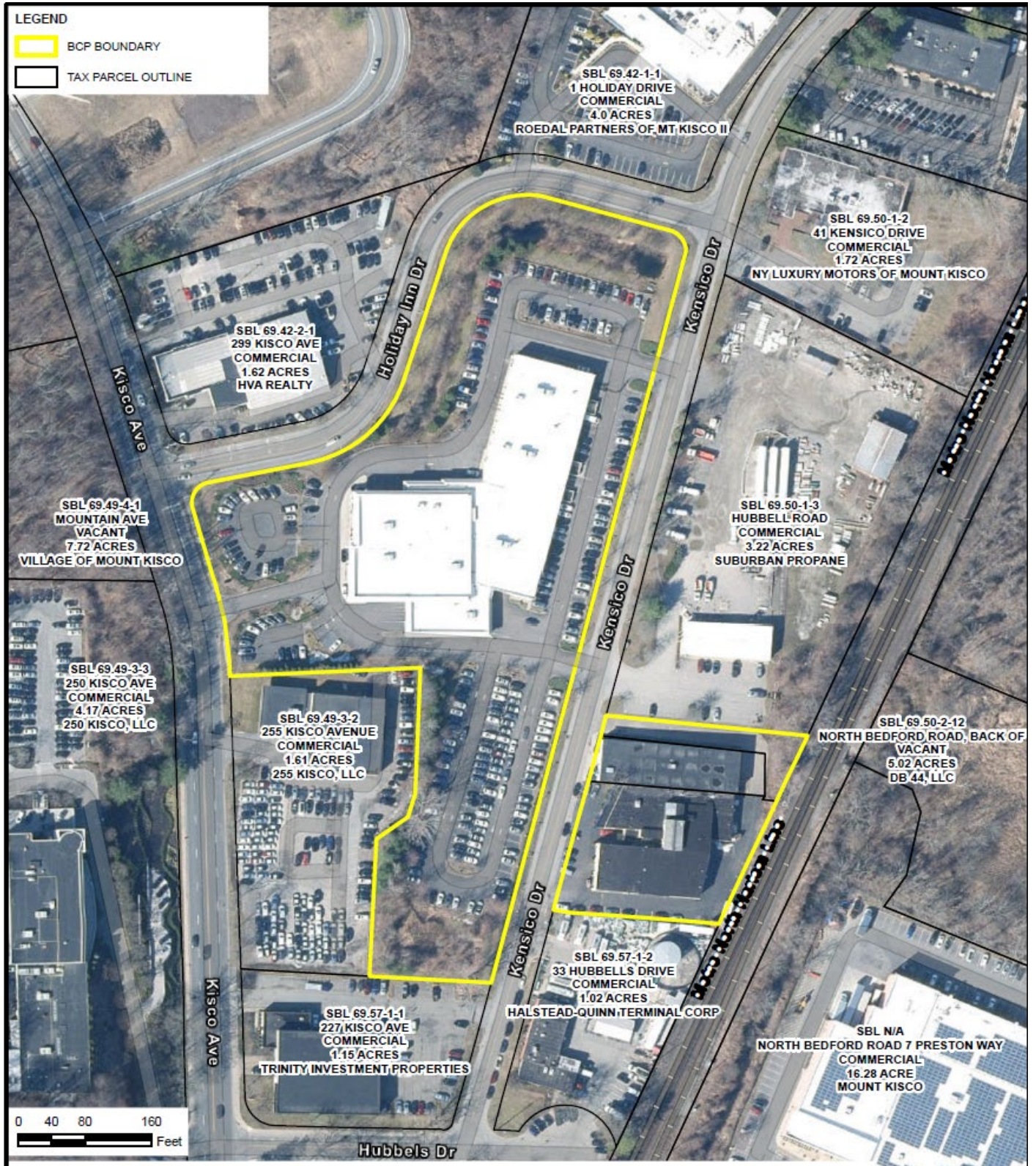
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>正體字 Traditional Chinese</b>	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。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
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<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Michael Squire, 518-402-9546, [michael.squire@dec.ny.gov](mailto:michael.squire@dec.ny.gov)