

129 Pearl Street

Brownfield Cleanup Program

Site No. C360245

Port Chester, Westchester County



Department of
Environmental
Conservation

January 2026

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 (DEC) to investigate the 129 Pearl Street site ("site") located at 129 Pearl 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 DEC under New York's Brownfield Cleanup Program. The investigation will be performed by Pearl Street Owner, LLC ("applicant") with oversight by DEC 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 **January 21, 2026 through February 20, 2026**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360245/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile organic compounds (VOC), semivolatile organic compounds (SVOC), metals, pesticides and PCBs in soil and/or groundwater on site, as well as VOCs in on-site soil vapor.

Key components of the investigation work include:

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

Next Steps

DEC 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 investigation detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to DEC that summarizes the results. DEC 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 actions 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. DEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description

The about 27,900-square-foot (0.64-acre) site is bound by a residential dwelling at 119 Pearl Street to the north, New Broad Street followed by vegetated land and Metro North railroad tracks to the east, a fencing club at 135 Pearl Street to the south, and Pearl Street followed by mixed-use residential and commercial properties to the west.

The site comprises the following mixed-use residential and commercial buildings:

- 123 Pearl Street: occupied three-story residential building
- 125 Pearl Street: occupied two-story residential building and a one-story (slab-on-grade) six-car garage
- 127 Pearl Street: occupied three story mixed-use residential and commercial building and a one-story (slab-on-grade) three-car garage
- 131 Pearl Street: occupied one-story commercial building

Development plans are in progress but are expected to include construction of a multi-story residential building spanning the entirety of the site with two at-grade parking levels. Approximately 10 percent of the residential building will be designated as affordable housing.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C360245) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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

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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/C360245/>

Port Chester – Rye Brook Public Library

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

Site Location





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