

Brookfield Commons Phase 3



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C360246

White Plains, Westchester County

April 2026

Cleanup 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 (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to Brookfield Commons Phase 3 Site ("Site") located at 159 South Lexington Avenue in White Plains, Westchester County. Please see the map for the site location. Based on the findings of the investigation, DEC, in consultation with the DOH, has determined that the Site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site, the potential for off-site migration of contaminants in the groundwater, and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, DEC has developed the proposed cleanup plan summarized below.

How to Comment

DEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)", which includes a cleanup alternatives analysis (AA) for 45 days, from **April 22 through June 6, 2026**.

- Access the draft Remedial Investigation Report (RIR), RAWP with AA, and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C360246/>.
- Documents also are available at the locations identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Action Work Plan with Alternatives Analysis

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

- Excavation and off-site disposal of contaminated soil of approximately 470 cubic yards from hot spot areas to a depth of approximately seven feet below grade, and approximately 3,500 cubic yards of soil across the remaining portions of the Site to a depth of approximately two feet below grade.
- Collection and analysis of post-excavation soil and groundwater samples to evaluate the effectiveness of the cleanup;
- Removal of any unknown Underground Storage Tanks (USTs), fuel dispensers, underground piping, or other structures associated with a source of contamination, if encountered;
- Importing clean material that meets the established Soil Cleanup Objectives to replace the excavated soil and establish the designed grades at the site;
- Treating contaminated groundwater through injection of chemical oxidants into groundwater;
- Installation of a Sub-Slab Depressurization System in the proposed building;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) will be required for the long-term maintenance of any remedial systems; and

- Recording of an Environmental Easement to ensure proper use of the site;

The proposed cleanup plan was developed by Trinity Brookfield Commons Phase Three Limited Partnership (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

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

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

Site Description

The Site is located on South Lexington Avenue, south of Quarropas Street in an urban area and is part of White Plains Tax Block 7, Section 125.83, part of Lot 1 in White Plains, Westchester County, New York. The Site is an approximately 1.3-acre parcel developed with a now vacant nine-story apartment building with a basement, a parking lot and surrounding lawns and walkways, which were part of a multi-story apartment building complex identified as Brookfield Commons or Winbrook. Based on historic maps, the property was formerly developed with small residential buildings and associated garages, multiple three to four-story apartment buildings, an upholsterer, and an auto repair shop between 1900 and 1942. These structures were demolished for construction of the existing apartment building and grounds, which were constructed in 1949-1950 as part of the Winbrook housing complex.

The proposed redevelopment for the Site will include demolition of the existing vacant 90-unit public housing building and construction of a new 168-unit mixed-income affordable housing building. Remediation is planned to achieve a cleanup that allows for multi-family use, and it will be performed concurrently with construction.

Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C360246) at:

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

Summary of the Investigation

The primary contaminants of concern at the Site are metals and semi-volatile organic compound (SVOCs) in soil across the top 2 feet and in three deeper locations at depths of up to 7 feet below grade. CVOCs, petroleum-related volatile organic compounds (VOCs), and per- and polyfluoroalkyl substances (PFAS) are present in the groundwater across the Site. CVOCs and petroleum-related VOCs were found in soil vapor across the Site. Soil exceedances and soil vapor detections are likely the result of past Site uses and historic fill, which is present throughout the Site. Groundwater exceedances are likely the result of off-Site and on-Site sources related to historic uses. Petroleum related contamination is likely the result of off-Site contamination related to historic petroleum bulk storage facilities south of the Site.

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

Ryan Richard, Project Manager
NYSDEC, Division of Environmental Remediation
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New Paltz, NY 12561
Phone: 845-256-3118
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Project-Related Health Questions

Johnathan Robinson
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza – Corning Tower Room #1787, Albany, NY 12237
Phone: 518.402.7881
johnathan.robinson@health.ny.gov

WHERE TO FIND INFORMATION

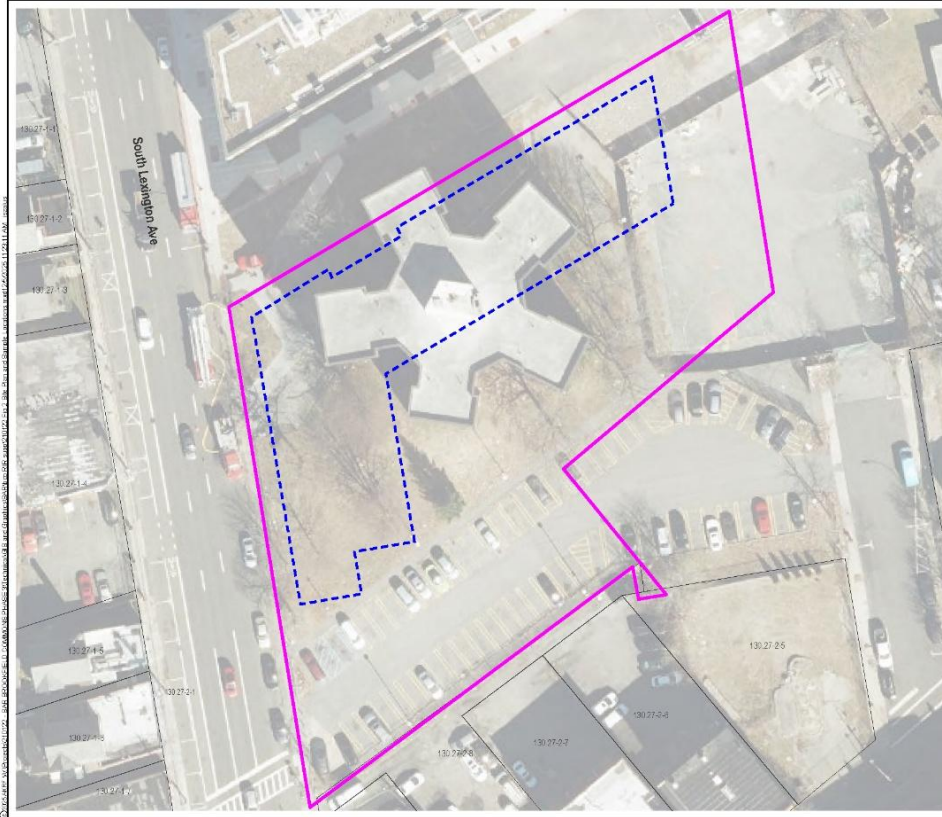
Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C360246/>

Document Repository Name

White Plains Public Library
100 Martine Avenue
White Plains, NY 10601
Brian Kenney – Director
(914) 422-1400

Site Location



akrf
 34 South Broadway #401
 White Plains, NY 10601

Brookfield Commons Phase 3
 White Plains, New York

SITE PLAN



DATE	12/5/2025
PROJECT NO.	210122
PLANS	1



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