Proposed 227 Westchester Avenue Development

Brownfield Cleanup Program
Site No. C360253
Port Chester, Westchester County

NEW YORK STATE | Department of Environmental Conservation

September 2026

Cleanup Proposed for Brownfield Site Contamination

Public Comment Period Announced

The public is invited to review the draft investigation reports and comment on a proposed cleanup plan that is 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 Proposed 227 Westchester Avenue Development Site ("site") located at 223-225, 227 Westchester Avenue and 204, 206-208, 214-220 Irving Avenue, Port Chester, Westchester County. Please see the map for the site location. Based on the findings of the investigation, DEC, in consultation with DOH, has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

DEC is accepting written comments about the proposed plan, called a "Draft Remedial Work Plan (RWP)," which includes a cleanup alternatives analysis (AA), for 45 days, from **September 23 through November 7, 2026.**

- Access the draft Remedial Investigation Report (RIR), draft Supplemental Remedial Investigation Report (SRIR), draft RWP with Alternatives Analysis (AA), and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C360253/.
- 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.

Summary of the Draft Remedial Work Plan with Alternatives Analysis

The proposed Track 1 Unrestricted Use cleanup plan consists of the following:

- Removal of an aboveground storage tank, and any underground storage tanks and associated piping that may be encountered;
- Excavation and off-site disposal of approximately 34,500 cubic yards of contaminated soils site-wide from depths extending to approximately 25 feet below ground surface (i.e., to bedrock);
- Excavation and removal of contaminated soil extending to the top of the Buckley Drain located approximately ten feet below ground surface in the northeast corner of the site. As required by the Village of Port Chester, the Buckley Drain will remain in place and excavation below the drain will not be carried out to avoid disturbing the existing drainage infrastructure.
- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the cleanup;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Conducting a soil vapor intrusion evaluation for any new buildings at the site and the installation of a mitigation system if necessary;

- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed cleanup plan was developed by Yorkland Partners, LLC, 227 Westchester Ave LLC, and 204 Irving Two LLC (the Applicants) 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 consists of six lots and is located at 223-225 and 227 Westchester Avenue; and 204, 206-208, 214-220 Irving Avenue, in the city of Port Chester, Westchester County, and occupies an area of approximately 0.89 acres. The site is bounded by Irving Avenue, followed by mixed-use commercial and residential buildings to the north; Westchester Avenue, followed by mixed-use commercial buildings to the south; mixed-use commercial buildings and the Port Chester Fire Department to the east; and a parking lot, followed by mixed-use commercial buildings to the west. As early as 1890 the site was partially developed with dwellings, commercial storefronts, and a church. The site was entirely developed by the 1930s with commercial and residential buildings. From the 1930s through the 1980s former and current operations at the site include a garage, a woodshop/warehouse, oil delivery service, a bowling alley, dry cleaner, office/retail space, and restaurant and tap room. The site buildings have remained unchanged since the 1950s.

The site is proposed to be cleaned up to unrestricted use (i.e. no imposed restrictions) standard. The planned redevelopment will include a new 12-story residential building with 410 units, sub-grade and at-grade parking with 365 parking spaces, and approximately 2,140 square feet of retail space at street level. Part of the housing will be reserved as affordable housing (10 percent, or 41 affordable units) and the site is located within a Disadvantaged Community.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C360253) at:

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

Summary of the Investigation

The primary contaminants of concern at the site are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, pesticides, and per & polyfluoroalkyl substances (PFAS) which are present in soil, groundwater, and soil vapor. Soil contamination is present throughout the fill layer present at the site and typically contains SVOCs, pesticides, and metals and was observed at depths extending down to twenty-five feet below ground surface. Groundwater generally has metals, SVOCs, and PFAS contamination with some detections of VOCs and pesticides. VOCs in soil vapor include both chlorinated solvents and petroleum-related compounds.

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
Daniel Lanners, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
p: (518) 402-9652
daniel.lanners@dec.ny.gov

Project-Related Health Questions
Michael Izdebski, Project Manager
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12226
p: (518) 408-1018
michael.izdebski@health.ny.gov

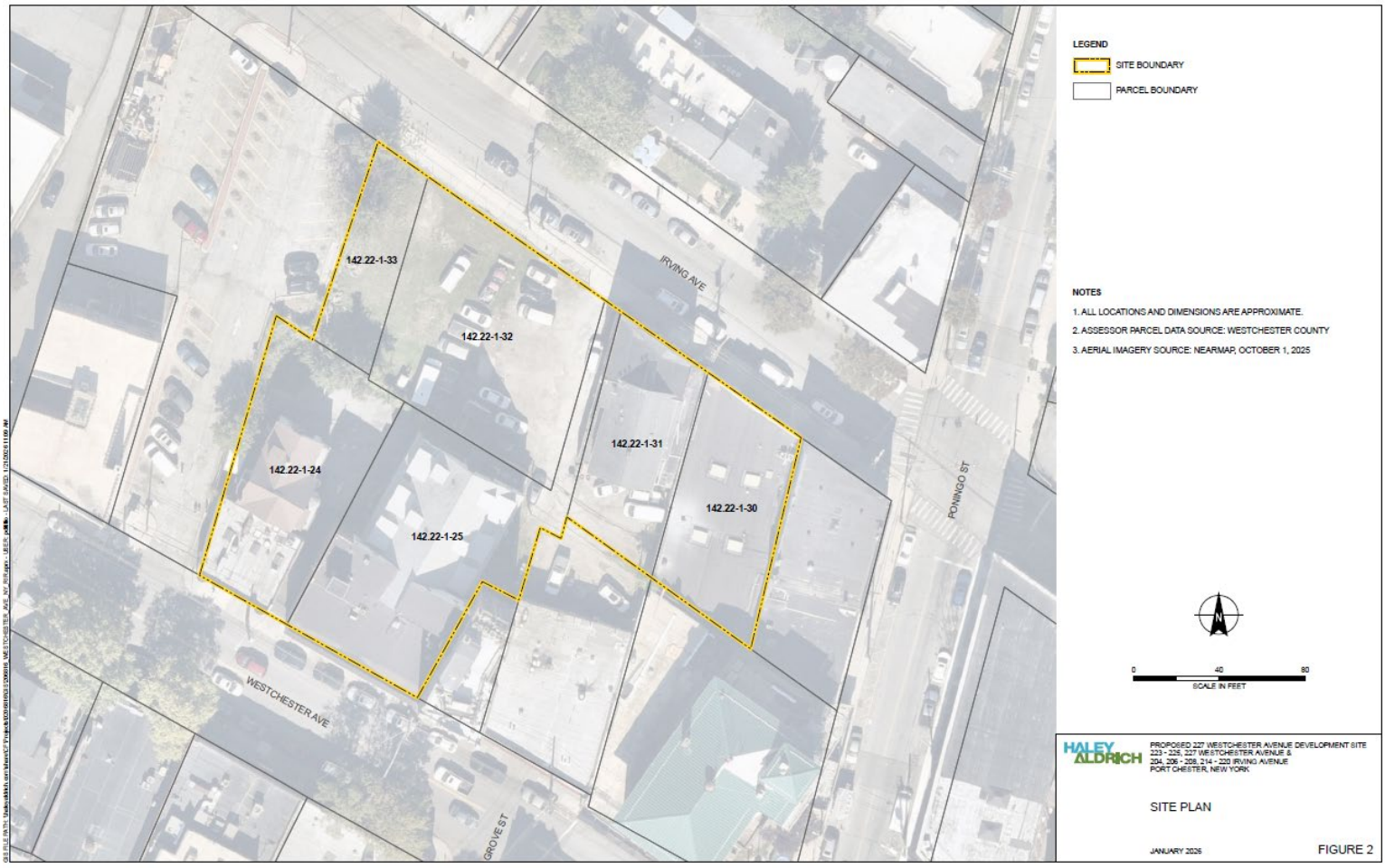
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C360253/

Port Chester – Rye Brook Public Library
1 Haseco Avenue
Port Chester, NY 10573
(914) 939-6710

Rye Free Reading Room
1061 Boston Post Road
Rye, NY 10580
(914) 967-0480

Site Location



NEW YORK STATE | Department of Environmental Conservation

www.dec.ny.gov

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

English	To request this document translated into your preferred language, please contact the person below. There is no charge for the translation.
Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
Русский Russian	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
אידיש Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে নীচে উল্লেখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
한국어 Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
العربية Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.
Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
Français French	Veuillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔

Daniel Lanners | **Phone:** (518) 402-9652 | **Email:** daniel.lanners@dec.ny.gov