



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former United Hospital
406 Boston Post Rd
Port Chester, NY 10573

SITE No. C360202

NYSDEC REGION 3

March 2022

Where to Find Information

DEC Info Locator – On-line
Repository

<https://www.dec.ny.gov/data/DecDocs/C360202/>

Port Chester- Rye Brook Public
Library

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

Who to Contact

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

Project-Related Questions

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Project-Related Health Questions

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For more information about New
York's Brownfield Cleanup
Program, visit:

www.dec.ny.gov/chemical/8450.html

Investigation Work Plan Approved, Field Activities to Begin

The New York State Department of Environmental Conservation (NYSDEC) has approved the Remedial Investigation work Plan (RIWP) for the Former United Hospital site ("site") located at 406 Boston Post Road, Port Chester, Westchester County. Please see the map for the site location.

Remedial Investigation Work Plan: The work plan, called a "Remedial Investigation Work Plan," (RIWP) was approved by NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by BR RA Port Chester LLC and Boston Post Road Owner LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Demolition and Field Activities: Investigation activities are planned to occur in two phases. Initial investigation activities will begin in April 2022 after which the demolition of the remaining site buildings will occur, likely in the fall of 2022. Demolition is estimated to take at least six months. After the demolition is complete, a second phase of investigation activities will occur, generally in areas which were inaccessible prior to demolition. This is projected to occur sometime in the spring of 2023.

Community Air Monitoring: NYSDEC is requiring that the community air monitoring plan (CAMP), located within the RIWP and approved for use during intrusive investigation work, is also implemented during demolition activities. This is in order to monitor for particulates and contaminants in air to prevent potential exposures as investigation and demolition activities are underway.

How to Find Information: The public may access the RIWP and other project documents online through the DECinfo Locator which can be accessed at <https://www.dec.ny.gov/data/DecDocs/C360202/>. Documents also are available at the location(s) identified at left under "Where to Find Information."

Please also note that BR RA Port Chester LLC has agreed to establish a **project website** to disseminate information about the site including but not limited to BCP documents, air monitoring data, and site development news and plans. The site is anticipated to go live prior to the commencement of field activities and a separate notification will be made to this site's contact list once the website is live.

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 semi-volatile organic compounds (SVOCs), metals and petroleum in soil and volatile organic compounds (VOCs), SVOCs, and metals in groundwater on site.

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Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern on-site.

Next Steps: 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 Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy 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. 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 12.03-acres and is bordered on the west by Interstate 287 and High Street, on the south by High Street and Boston Post Road, on the east by Boston Post Road, and on the north by Abendroth Park. It is currently developed with multiple abandoned multi-winged main hospital building and several ancillary buildings with parking lots. The hospital operations began in 1915 and ceased in 2004. The site is currently unoccupied.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360202) at:

<https://www.dec.ny.gov/cfm/external/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://www.dec.ny.gov/chemical/8450.html>

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://www.dec.ny.gov/chemical/61092.html>

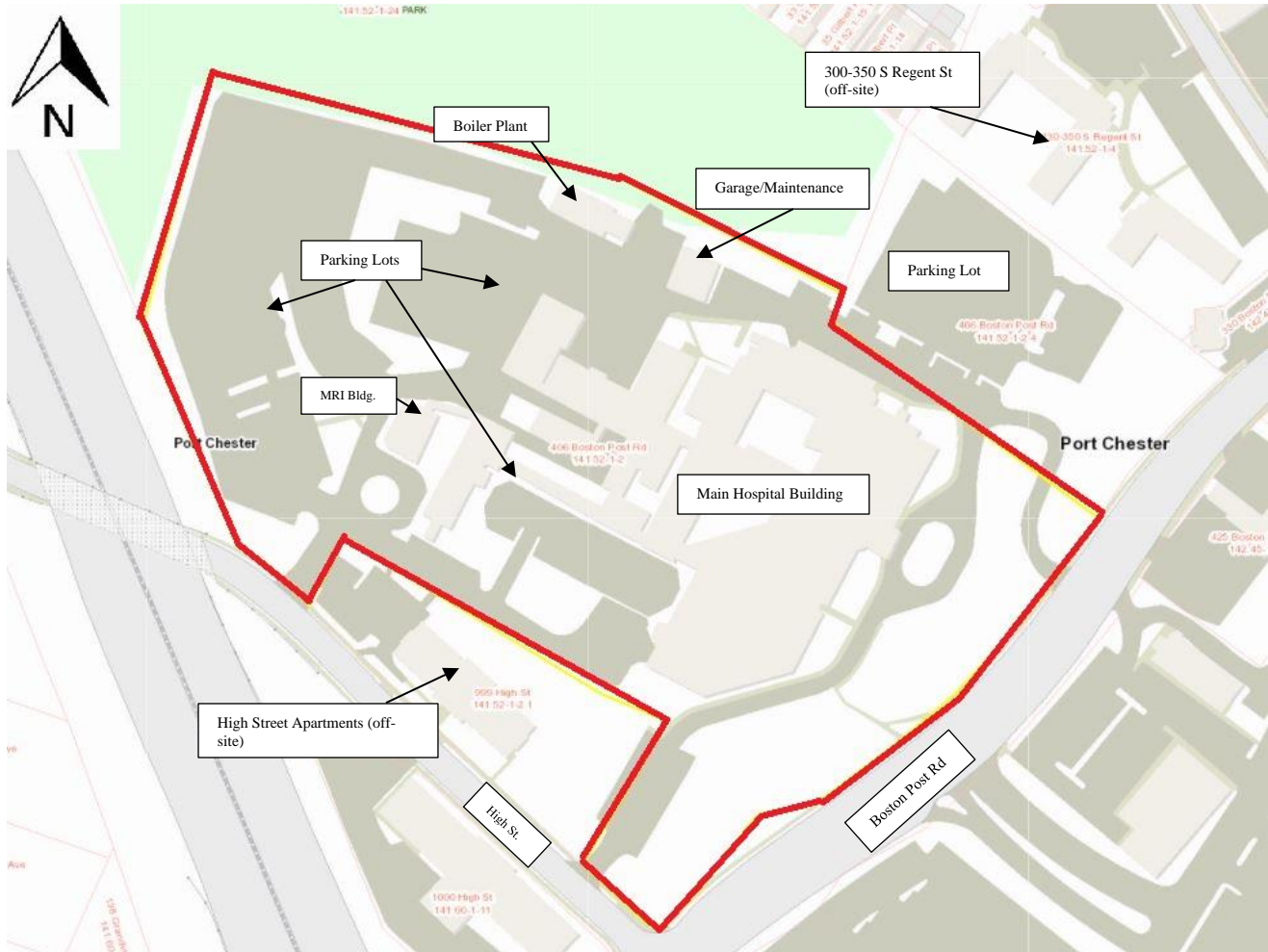
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location





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