

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

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

August 2022

**SITE No. C360202**  
NYSDEC REGION 3

### Where to Find Information

Access project documents through the **DECinfo Locator**  
<https://www.dec.ny.gov/data/DecDocs/C360202/> and at these location(s):

**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**  
Matthew Hubicki  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9605  
[matthew.hubicki@dec.ny.gov](mailto:matthew.hubicki@dec.ny.gov)

**Project-Related Health Questions**  
Angela Martin  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 473-4671  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

**For more information about New York's Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Remedial Investigation Field Activities to Begin

The New York State Department of Environmental Conservation (NYSDEC) approved the Remedial Investigation work Plan (RIWP) for the Former United Hospital site ("site") located at 406 Boston Post Road, Port Chester, Westchester County on February 28, 2022. 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 ("Applicants") 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. The initial investigation activities (Phase I), which were originally scheduled to begin in April 2022, will begin in August and continue into September/October 2022. It is anticipated that demolition of the abandoned buildings at the site will begin soon after completion of the initial investigation activities, with demolition work estimated to take 12 months to complete. Once demolition is substantially complete, a second phase of investigation activities (Phase II) will be performed generally in areas that were previously inaccessible due to presence of the abandoned buildings.

**Community Air Monitoring:** NYSDEC and NYSDOH require implementation of the approved Community Air Monitoring Plan (CAMP) during building demolition and ground intrusive investigation work. This monitoring protects the surrounding community in that if action levels are triggered, corrective measures, which may include work stoppage, are implemented. The CAMP includes monitoring for airborne particulates and Volatile Organic Compounds (VOCs).

**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 are also available at the location(s) identified at left under "Where to Find Information."

In addition to the sources of information listed above, the Applicants have voluntarily established a website, <https://formerunitedhospitalbcp.com/>, to disseminate information relative to the former hospital property. NYSDEC and NYSDOH have no involvement with and do not endorse the website or its contents.

**Highlights of the Proposed Remedial Investigation:** The investigation will define the nature and extent of contamination in soil, surface water, groundwater

# BROWNFIELD CLEANUP PROGRAM

and any other medium that may be potentially impacted by site contamination. Previous investigations at the site have detected semi-volatile organic compounds (SVOCs), metals and petroleum contamination in soil, and VOCs, SVOCs, and metals in groundwater.

Key components of the investigation work include:

- Installing soil borings and collecting soil samples to identify possible on-site sources of contamination;
- Collecting soil vapor samples;
- Installing groundwater monitoring wells and collecting groundwater samples to evaluate impacts resulting from site contamination; and
- Implementation of site specific health and safety plan and CAMP noted above.

**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 Action 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 currently consists of 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, and the surrounding area includes a park area, commercial businesses, and nearby residential neighborhoods.

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/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>

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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://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>

# 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>简体字 Simplified 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.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<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।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<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: Matthew Hubicki, (518) 402-9605, [matthew.hubicki@dec.ny.gov](mailto:matthew.hubicki@dec.ny.gov)