



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

108 Main Port Chester  
Steam Laundry Site  
108 South Main Street  
Port Chester, NY 10573

SITE No. C360224

NYSDEC REGION 3

September 2022

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C360224/>  
and at these location(s):

### Document Repository Name

Port Chester – Rye Brook Public Library  
1 Haseco Avenue  
Port Chester, NY 10573  
Attn: Robin Lettieri, Director  
(914) 939-6710

## Who to Contact

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

### Project-Related Questions

Matthew Ayers, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9667  
[matthew.ayers@dec.ny.gov](mailto:matthew.ayers@dec.ny.gov)

### Project-Related Health Questions

Perrie Rose Megyeri  
NYSDOH  
Empire State Plaza, Corning Tower  
Room 1787  
Albany, NY 12237  
(518)402-1398  
[beci@health.ny.gov](mailto:beci@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)

## Draft Interim Remedial Measure Proposed for Brownfield Site Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the 108 Main Port Chester Steam Laundry site (“site”) located at 108 South Main Street, Port Chester, Westchester County. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in October 2022 and last about three months. The activities will be performed by 108 Gateway, LLC (“applicant”) with oversight provided by NYSDEC.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 30 days, from **September 14** through **October 14, 2022**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
- <https://www.dec.ny.gov/data/DecDocs/C360224/>.
- Documents also are available at the location(s) identified at left under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

**Draft Interim Remedial Measure (IRM) Work Plan:** An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. The draft IRM work plan describes proposed cleanup activities that include:

- Excavating the entire site to remediate soil by removal of the contaminated site soils to bedrock. The estimated excavation volume is approximately 9,075 tons of soil and fill material.
- Collecting and analyzing end-point soil samples where necessary to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill, and;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

# BROWNFIELD CLEANUP PROGRAM

**Site Description:** The Site consists of an approximately 0.5-acre multi-parcel property. The Site is located in a residential/commercial area and is bounded by East Williams Street and residences to the north, South Main Street and an auto repair shop and storefronts to the south, South Main Street and commercial office space and storefronts to the east, and a church with additional storefronts to the west. The site also was previously identified with two addresses - 108 Main Street and 112 William Street. The 108 Main Street portion was previously used for parking, but has been vacant since August 2021. The 112 William Street portion is a recently demolished residence. Previously, the site has been developed since at least the 1880s, and historically has been used for residential and a variety of commercial purposes, including, but not limited to: laundromat/dry cleaners, iron and novelties shop, shirt manufacturer, cobbler, liquor and drug store, steam cleaner, printing store, saloons, and other unidentified commercial operations.

The planned redevelopment of the site entails the construction of a new nine-story mixed-use building containing residential units, ground floor retail, co-working space, and four levels of parking space. The building will contain a fitness center, a day care center and full outdoor amenity space located on a green roof.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360224) at:

<https://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** Metals and polycyclic aromatic hydrocarbons (PAHs), semi-volatile organic compounds (SVOCs) typically associated with incomplete combustion of carbon materials in addition to pesticides and polychlorinated biphenyls (PCBs), were found in subsurface soils at concentrations above Restricted Residential Use Soil Cleanup Objectives (RRSCOs). The impacted soil is present at depths up to 9.5 feet below grade and are likely the result of past site uses and the presence of historic fill throughout the site.

Contaminants above the NYSDEC Ambient Water Quality Standards (AWQS) observed in groundwater included concentrations of trichloroethylene (TCE), SVOCs, pesticides, and perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS), along with several metals (antimony, arsenic, barium, beryllium, cadmium,

chromium, copper, iron, lead, magnesium, manganese, mercury, selenium, sodium and zinc).

Several petroleum hydrocarbon VOCs including benzene, toluene, ethylbenzene, xylenes (BTEX), ethanol, and tertiary butyl alcohol (TBA), among others, were detected in soil vapor samples collected across the site. Additionally, several chlorinated volatile organic compounds (CVOCs) and other solvents including but not limited to tetrachloroethylene (PCE) and trichloroethylene (TCE) were also detected in soil vapor samples across the site.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page). When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed. NYSDEC will keep the public informed throughout the investigation and cleanup 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://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:

[www.dec.ny.gov/chemical/61092.html](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!

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<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。
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**Contact: Matthew Ayers, (518) 402-6447, [matthew.ayers@dec.ny.gov](mailto:matthew.ayers@dec.ny.gov)**