



FACT SHEET

Brownfield Cleanup Program

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Site Name: Former Teutonia Hall Site
DEC Site #: C360085
Address: 41-59 Buena Vista Avenue
Yonkers, NY 10701

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Former Teutonia Hall Site ("site") located at 41-59 Buena Vista Avenue, Yonkers, Westchester County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Teutonia Buena Vista LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The remedial goal for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

On-site soils will be excavated and removed to achieve the unrestricted use soil cleanup objectives (SCOs). Any backfill material brought to the site or reused will meet unrestricted SCOs. It is estimated that 31,000 cubic yards of soil will be removed for off-site disposal at a permitted facility.

If clean confirmatory samples cannot establish that the unrestricted SCOs have been achieved, the Volunteer will achieve a residential cleanup that will require a Site Management Plan (which will include an institutional and engineering controls plan) to manage potential exposures to residual contamination.

Additional Details

Remedial action was originally anticipated to begin in 2013. However, the schedule changed and now it is anticipated that remedial activities will begin in July 2014.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location: The Teutonia Hall site (41 - 59 Buena Vista Avenue) is approximately 0.75 acres in area, in the City of Yonkers, Westchester County. This site is bounded to the west by the Metro North/Amtrak active railroad line, to the north by an old railroad repair shop known as the trolley barn building (subsequently rehabilitated into multi-family rental housing), to the east by Buena Vista Avenue and to the south by residential properties .

Site Features: The site is located in downtown Yonkers and formerly consisted of five vacant buildings which were used as industrial/commercial buildings. All on-site buildings have been demolished.

Current Zoning: The site is currently zoned for high density residential.

Historic Uses: Historically this site has been used for a variety of industrial and petroleum-related commercial purposes including, but not limited to auto repair; a garage with underground storage tanks; a knitting mill; a dry cleaner; a toy manufacturer; a jewelry manufacturer and a printing facility. These past uses have resulted in the presence of contamination at the site.

The primary contaminants of concern are volatile organic compounds (VOCs), polyaromatic hydrocarbons (PAHs), and metals in soil and the chlorinated solvents tetrachloroethylene and trichloroethylene in soil vapor.

Since the Brownfield applicant is an innocent owner (Volunteer), they are not responsible for contamination which may have migrated off-site. Therefore, the State conducted a soil vapor investigation in the area around this site (the off-site vapor investigation was conducted under site number C360085A).

The soil vapor investigation included the collection of sub-slab vapor, indoor air and outdoor air samples during four heating seasons over a period from 2009 to 2012. Based on the results of this investigation, no action was required regarding soil vapor intrusion in any off-site buildings. One additional soil vapor sampling event will be conducted post-remediation.

Site Geology and Hydrogeology: Fill materials consist of a gravel sub-base directly beneath concrete building floors. Fill ranges from six inches to one foot in thickness across the site. A fine-coarse grained sand unit consisting of stratified sand with inter-bedded lenses of gravel and silty sand deposits was encountered throughout the site. Bedrock was encountered at 47 feet below grade.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360085>

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 include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Yonkers Public Library
One Larkin Center
Yonkers, NY 10701
phone: (914) 375-7940

NYSDEC Region 3 Office
21 S. Putt Corners Road
New Paltz, NY 12561
phone: (845)256-3154

Who to Contact

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

Project Related Questions

Michael Haggerty
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9688
mjhagger@gw.dec.state.ny.us

Site- Related Health Questions

Scarlett McLaughlin
New York State Department of Health Empire
State Plaza Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

