

**FACT SHEET****Brownfield Cleanup  
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** Kimball Residences  
**DEC Site #:** C360141  
**Address:** 1209-1217 Yonkers Ave and 445-453 Bronx River Rd  
Yonkers, NY 10704

Have questions?  
See  
"Who to Contact"  
Below

## **Draft Investigation Work Plan for Brownfield Site Available for Public Comment**

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Kimball Residences site ("site") located at 1209-1217 Yonkers Ave and 445-453 Bronx River Rd, Yonkers, Westchester County. 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."

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=C360141>

### **Draft Investigation Work Plan**

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 1219 Yonkers LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

### **How to Comment**

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **May 3, 2017** through **June 2, 2017**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

### **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.

Based on historical investigations conducted prior to the site entering the BCP, the primary contaminants of concern include volatile organic compounds (VOCs) and metals. Past use of portions of the site by dry cleaners and a gas station may have led to this contamination. The proposed RI will collect data to determine the nature and extent of contamination at the Site. All site buildings were demolished prior to the RI. Samples will be collected from surface and

subsurface soil, groundwater and soil vapor. The RI will include advancing soil borings, installing temporary monitoring wells, and installing soil vapor sampling points. Soil and groundwater samples will be analyzed for VOCs, semi-volatile organic compounds (SVOCs), polychlorinated chlorinated biphenyls (PCBs), pesticides, and metals. Underground storage tanks (UST) formerly servicing site properties which extend under Yonkers Ave will be investigated and remediated if needed during the remedial action phase of the project.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. 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.

### **Background**

**Site Location:** The site is located on Yonkers Avenue and Bronx River Road in the City of Yonkers, Westchester County. It is bordered to the south by Yonkers Avenue and to the east by Bronx River Road. Further to the east is the Bronx River Parkway.

**Site Features:** The site is irregular-shaped consisting of 7 tax parcels totaling approximately 0.67 acres. There is approximately 150 feet of frontage on the northern side of Yonkers Avenue and approximately 125 feet of frontage of the western side of Bronx River Road. The site formerly contained six buildings, two of which had been damaged by fire. Site buildings were demolished in November and December 2016.

**Current Zoning and Land Use:** The site is in a BA zone (neighborhood commercial and apartment housing, high density) in a Residential R-2 occupation classification group.

**Past Use of the Site:** Various past uses of the site include dry cleaning, a theater, and a gasoline service station.

**Site Geology and Hydrogeology:** Soil generally consists of brown, fine to medium-grained sandy fill material with varying degrees of gravel from the surface to approximately 8 feet below surface grade (bsg) overlying dense, brown fine to medium-grained native sands and weathered rock from approximately 8 to 20 feet bsg.

The proposed site is located in an area with moderate downward slopes to the southeast, groundwater flow is likely to be to the east, towards the Bronx River.

**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: <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  
Attn: Edward Falcone  
16 Thompson Street  
Yonkers, NY 10707  
phone: 914-779-3774

NYSDEC Region 3  
21 South Putt Corners Rd  
New Paltz, NY 12561  
phone: (845) 256-3000

### Who to contact

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

#### Project Related Questions

Bill Bennett  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9659  
william.bennett@dec.ny.gov

#### Site-Related Health Questions

Mark Sergott  
New York State Department of Health  
Empire State Plaza - Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
BEEI@health.ny.gov

**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.



