



FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Yonkers Parcels H & I
DEC Site #: C360149
Address: 20 Water Grant Street
Yonkers, NY 10701

Have questions? See "Who to Contact" Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to Yonkers Parcels H & I ("site") 20 Water Grant Street in City of 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."

The cleanup activities will be performed and funded by SFC H and I LLC and MCRT Investments LLC (applicants) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicants may be eligible for tax credits to offset the costs of cleanup and for redevelopment of the site.

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

http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=C360149

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from December 24, 2015 through February 8, 2016. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public 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 on Page 4. The proposed site remedy includes:

- 1. A site cover will be required to allow for restricted residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where the soil cover is required it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d).
2. Implement soil vapor mitigation actions for the proposed building with a sub-slab depressurization system and vapor barrier. The soil vapor remedial action objectives will be achieved through installation of ventilation system in the enclosed parking garage. The enclosed parking garage will be designed to comply with the New York State 2010 Mechanical Code.

3. An environmental easement will be placed on the property. This easement will require a periodic certification of institutional and engineering controls; will allow the property to be used for restricted residential and commercial uses; will restrict the use of groundwater unless it is treated; and will require compliance with the NYSDEC approved Site Management Plan.
4. A Site Management Plan will be developed, which includes details for maintaining the 2-foot cover, submitting periodic review reports, and any sub-slab depressurization systems or ventilation systems.
5. A Community Air Monitoring Program (CAMP) for monitoring fugitive dust and vapors emanating from the site during any intrusive activities.
6. On-site soils that create a nuisance condition, as defined in Commissioner Policy (CP) 51 Section G, exceed TCLP for lead, or is grossly contaminated, may not be used to backfill excavations or re-grade the site, and must be properly disposed off-site. Excavated on-site soil which does exceed protection of groundwater SCOs, and not the excavation criteria above, may be used to backfill excavations or re-grade the site, provided the soil is placed above the water table and below the site cover. On-site soil which does not exceed the above excavation criteria or the protection of groundwater SCOs for any constituent may be used anywhere beneath the cover system. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) for the lower of the SCOs for the protection of groundwater or for restricted residential use will be brought in to replace the excavated soil and establish the designed grades at the site. The site will be re-graded to accommodate installation of a cover system as described in the RAWP. Excess fill material will be tested for reuse or disposal as described above for imported fill.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Action Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicants may then design and perform the cleanup to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

The 3.72 acre site is located in an urban area, along the City of Yonkers Waterfront, and is bound to the east by the Metro-North rail line; to the north, by Water Grant Street, a 10-story residential building and sculpture park; to the south by the American Sugar Facility; and to the west by the Hudson River. See NYSDEC website for Environmental Restoration Program (ERP) Site No. B00045 on the multiple parcels planned or completed for the Yonkers Waterfront Redevelopment.

There are no improvements on the site, except for Parcel H, which is predominantly a parking lot (built in 2006). Parcel I is vacant.

The site is zoned a Planned Urban Redevelopment (PUR) Area allowing commercial or multi-story residential development. The site was backfilled into the river creating these parcels starting in 1951. Remained mostly vacant except for occasional construction storage.

Fill material consisting of silt, sand, gravel, ash, concrete, brick, plastic wiring, steel I-beams, and rope is found from the surface to depths of approximately 6 to 12 feet below ground surface (bgs). The fill material is underlain by native soils consisting of fine to medium sands with some silt and clay. Groundwater is encountered at depths of approximately 6 to 8 feet bgs and flows generally west toward the Hudson River.

Highlights of the Remedial Investigation and Previous Remedial Activities

In 1997, a Phase I Environmental Site Assessment was completed for 14.1 acres of waterfront parcels within the City of Yonkers Downtown Waterfront Master Development Plan (1998) extending down from Alexander Street to Water Grant Street. This site was included in that investigation. Building on that investigation, a 1999 Site Investigation/Remedial Alternatives Report was issued summarizing impacts to soil, groundwater, and soil vapor at parcels H and I. A Record of Decision (ROD) was issued in 1999 which covers Parcels H and I for removal of lead and pesticide contaminated soil and placement of two feet of clean soil cover material in areas designated as "green" areas not covered by pavement or buildings. The site was partially remediated in 2001 under the ERP Site No. B00045. The primary contaminants of concern in soils were lead at 50,200 parts per million (ppm) (SCO of 400 ppm), semi-volatile organic compounds (SVOCs), and pesticides, 4,4-DDT at 9.8 ppm (SCO of 7.9 ppm) and dieldrin at 9.5 ppm (SCO of 0.2 ppm). Trichloroethene (TCE) exceeded groundwater standards at 17 parts per billion (ppb) above standard of 5 ppb. Benzene, TCE, toluene, and xylene were present in soil vapor. None of these volatile organic compounds in soil vapor and groundwater were detected above protection of groundwater soil SCOs. Remedial actions in subsurface soils have successfully achieved SCOs for restricted residential use. No clean soil cover is in place nor have any buildings been constructed on the site occurred except for a partially paved parking lot on Parcel H. Groundwater use will be restricted, and City of Yonkers is on public water supply.

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 - Riverfront
Attn: Edward M. Falcone
One Larkin Center
Yonkers, NY 10701
phone: (914) 337-1500
Hours: Monday-Thursday: 9:00am-8:00pm; Friday: 10:00am-5:00pm; Saturday: 9:00am-5:00pm; Sunday: Closed

NYSDEC Region 3 Headquarters
Attn: Sarah Shepard
21 South Putt Corners Road
New Paltz, NY 12561
phone: (845) 256-3154
(sarah.shepard@dec.ny.gov)

Who to Contact

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

Project Related Questions

Matthew Hubicki
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9662
matthew.hubicki@dec.ny.gov

Site-Related Health Questions

Christopher Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
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.

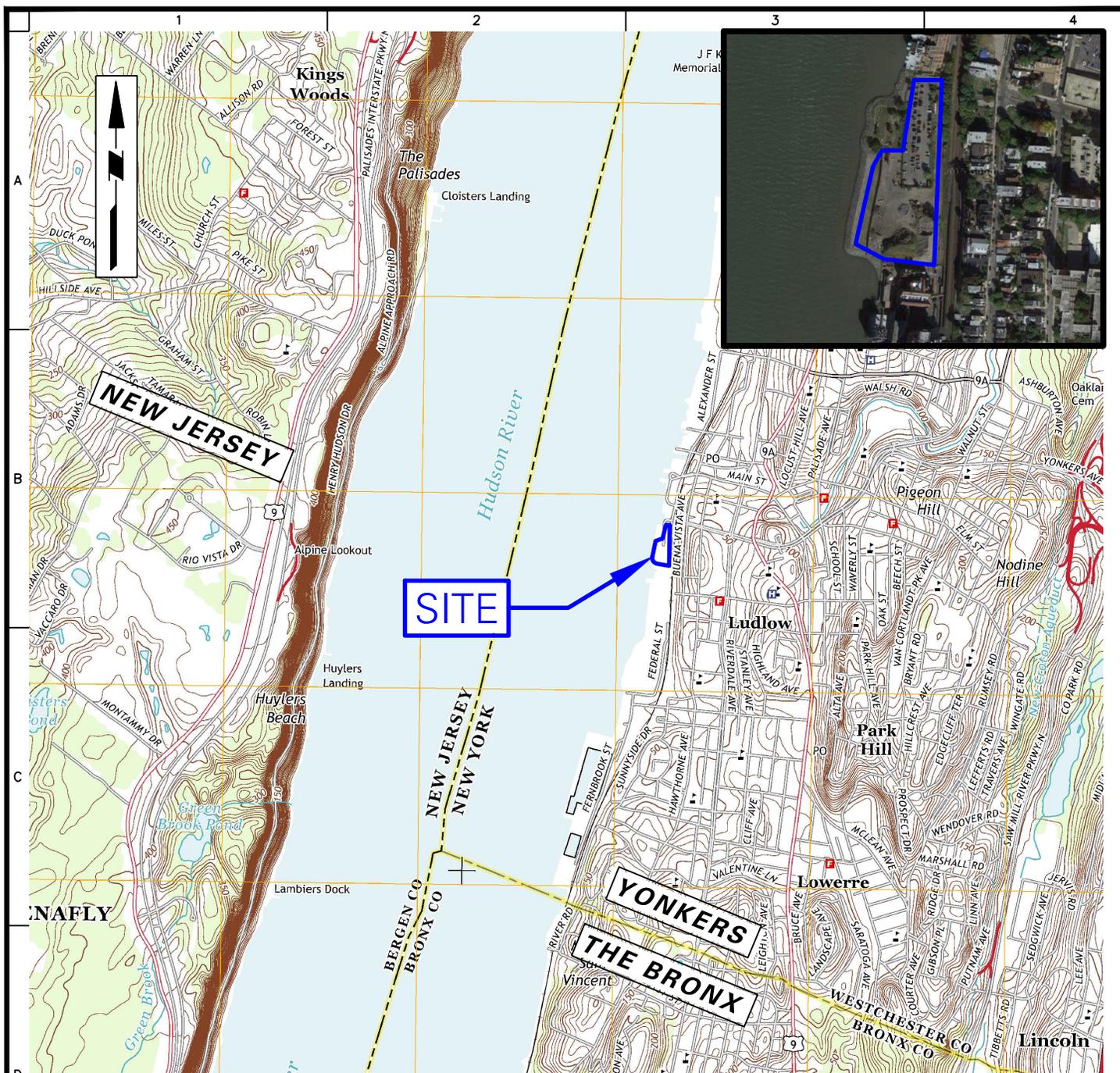
Receive Site Fact Sheets by Email

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.



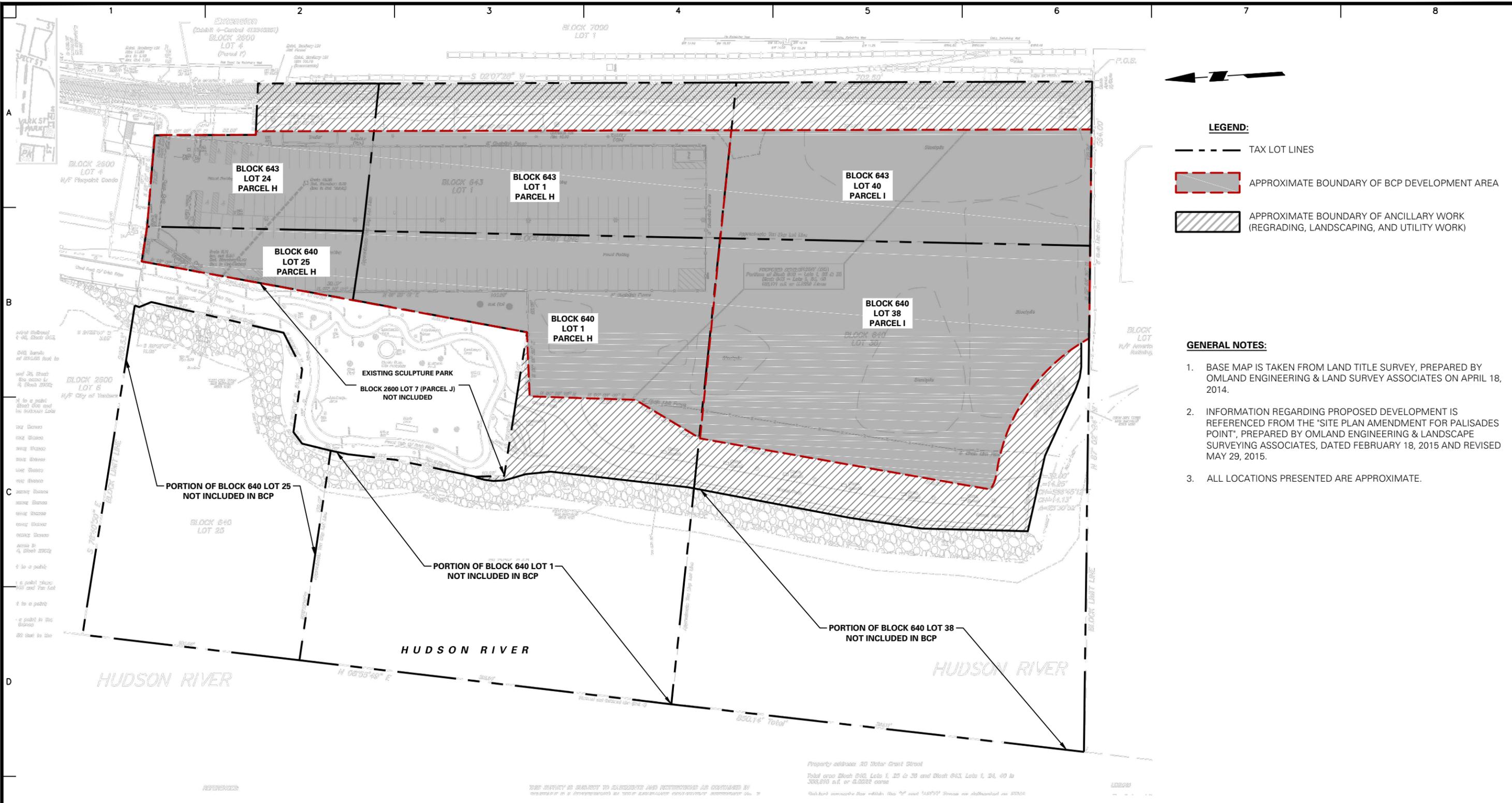
NOTE: BASE MAP IS TAKEN FROM USGS 7.5 MINUTE TOPOGRAPHIC MAPS FOR THE YONKERS QUADRANGLE.

LEGEND:

 APPROXIMATE BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY



 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan	Project YONKERS H&I SITE (PARCELS H and I) BLOCK No. 640, LOT Nos. 1, 25, and 38 BLOCK No. 643, LOT Nos. 1, 24, and 40 YONKERS NEW YORK	Figure Title SITE LOCATION MAP	Project No. 170338101 Date 12/18/2015 Scale N.T.S. Drawn By AT Checked By GFN Submission Date DECEMBER 2015	Figure No. 1 Sheet 1 of 7

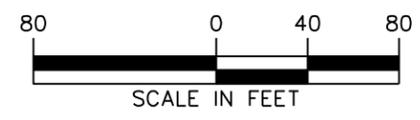


LEGEND:

- TAX LOT LINES
- APPROXIMATE BOUNDARY OF BCP DEVELOPMENT AREA
- APPROXIMATE BOUNDARY OF ANCILLARY WORK (REGRAVING, LANDSCAPING, AND UTILITY WORK)

GENERAL NOTES:

1. BASE MAP IS TAKEN FROM LAND TITLE SURVEY, PREPARED BY OMLAND ENGINEERING & LAND SURVEY ASSOCIATES ON APRIL 18, 2014.
2. INFORMATION REGARDING PROPOSED DEVELOPMENT IS REFERENCED FROM THE "SITE PLAN AMENDMENT FOR PALISADES POINT", PREPARED BY OMLAND ENGINEERING & LANDSCAPE SURVEYING ASSOCIATES, DATED FEBRUARY 18, 2015 AND REVISED MAY 29, 2015.
3. ALL LOCATIONS PRESENTED ARE APPROXIMATE.



LANGAN

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 Langan CT, Inc.
 Langan International LLC
 Collectively known as Langan

Project
**YONKERS H&I SITE
 (PARCELS H and I)**
BLOCK No. 640 LOT Nos. 1, 25, and 38
BLOCK No. 643 LOT Nos. 1, 24, and 40
YONKERS NEW YORK

Figure Title
SITE PLAN

Project No. 170338101	Figure No. 2
Date 12/18/2015	
Scale 1" = 80'	
Drawn By AT	Checked By GFN
Submission Date DECEMBER 2015	Sheet 2 of 7