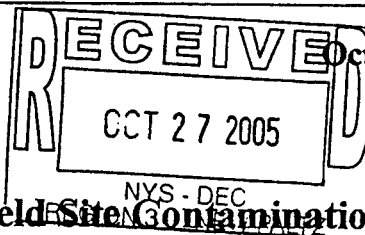




# FACT SHEET

## Brownfield Cleanup Program

Former BICC Cables Corporation Site  
C360051  
Yonkers, NY



October 26, 2005

### Remedial Action to Address Brownfield Site Contamination to Begin

Construction is about to begin at 1 Point Street in Yonkers, New York under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. Blackacre Partners OPS, LLC will soon begin remedial activities on behalf of One Point Street, Inc. to address contamination at the site with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

NYSDEC previously accepted an application submitted by One Point Street, Inc. to participate in the BCP. The application proposes that the site will be used for mixed use commercial/residential purposes.

#### Highlights of the Upcoming Site Remedial Activities

Remedial activities have several goals:

- 1) remediate contamination at the site to a level that is fully protective of public health and the environment, and
- 2) account for the intended or reasonably anticipated future use of the site.

"Remedial activities" and "remediation" refer to all necessary actions to address any known or suspected contamination associated with the site.

The elements of the upcoming remedial action include demolition of the building located at this site and excavation of surface soil located at the southern end of the property. As part of the building demolition, the following activities will be conducted:

- Asbestos abatement within the site buildings with off-site disposal of wastes;
- Removal of the 11 process oil tanks from the site buildings with off-site disposal of tanks;
- Removal and off-site disposal of 12 transformers;
- Off-site recycling of recovered steel;
- Off-site disposal of excavated soil and contaminated demolition debris;
- Beneficial use of uncontaminated demolition debris at the site;
- Use the rail line adjacent to the site as the principal method of transporting waste materials off-site;
- Retaining the first floor building slabs as surface covers until the next component of the remedial action is conducted (i.e., soil and sediment removal).

**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 and business.

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 [www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

This work will begin in November 2005 and is expected to be completed by April 2006. Excavation of surface soil will be conducted first so that this portion of the property can be used for stockpiling the demolition materials. Work will be conducted during normal business hours. The existing rail sidetrack serving the property will be refurbished to allow wastes to be

transported off-site via rail, thus significantly reducing truck traffic through the community. The Feasibility Study, which envisioned only trucking for off-site transport, estimated 1,830 trucks over the course of this remedial activity. By using rail transport, this number will be reduced to less than 100 trucks over the total project duration (i.e., 6 to 9 months). The remedial activity will be subject to a Community Air Monitoring Plan (CAMP) that will provide ongoing air monitoring to ensure the remedial activity does not result in a release beyond the Site Boundary above established action levels. Stormwater, sediment and soil erosion controls will be in-place during and (in some areas) after this portion of the remedial action is conducted.

### **Next Steps**

Blackacre Partners OPS, LLC is expected to begin remedial activities at the former BICC Cables Corporation Site on behalf of One Point Street, Inc. in November 2005. These activities are anticipated to take 6 to 9 months to complete. NYSDEC and the New York State Department of Health (NYSDOH) will oversee the remedial activities. Following this work, Blackacre Partners OPS, LLC will conduct soil and sediment removal activities at the Site. A separate Fact Sheet will be issued before that work commences.

Within 90 days of completing all of the remedial activities at the site, Blackacre Partners OPS, LLC on behalf of One Point Street, Inc. must submit to NYSDEC a Remedial Action Report (RAR). The RAR will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved.

When NYSDEC is satisfied that remediation requirements have been achieved or will be achieved for the site, it will approve the Remedial Action Report. NYSDEC then will issue a Certificate of Completion to One Point Street, Inc. Upon issuance of a Certificate of Completion, One Point Street, Inc., the site owner:

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

One Point Street, Inc. would be eligible to redevelop the site after it receives the Certificate of Completion from NYSDEC.

A fact sheet will be sent to the site contact list that describes the content of the Remedial Action Report. 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**

The former BICC Cables Corporation site is located on approximately 13 acres on the eastern shore of the Hudson River in the City of Yonkers, Westchester County. As shown in the map, the Site is bounded to the north and west by the Hudson River. With the exception of the parking lot located on Point Street, the Site is bordered to the east by the Hudson Line of the Metro-North Commuter Railroad. A bus depot and bag factory border the Site to the south. The abandoned Glenwood Power Station is located a short distance upriver to the north of the Site. The Site is located in a mixed industrial/residential area with multiple and single-family residences to the east, and industrial facilities along the river to the north and south.

The Site was used from the late 1880s through 1996 primarily as a cable manufacturing site. The site was thoroughly investigated under the NYSDEC Inactive Hazardous Waste Disposal Site Program. Under this program a comprehensive Remedial Investigation/Feasibility Study was conducted for the site.

Based on the information collected, the Department selected the following remedial actions in the March 2005 Record of Decision (ROD):

- excavation and off-site disposal of the upper 12 feet of PCB and VOC-impacted North Yard soil;
- excavation of PCB-impacted South Yard surface soil;
- building demolition ; and
- removal of Site-related impacted sediment.

Following issuance of the ROD, the new site owners entered into a Brownfield Cleanup Agreement on May 11<sup>th</sup>, 2005.

## FOR MORE INFORMATION

### Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC:

Yonkers Public Library, Riverfront Branch  
1 Larkin Center  
Yonkers, NY 10701  
914-337-1500, ext. 433

### Who to Contact

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

#### Project Related Questions

Sally Dewes, Project Manager  
NYSDEC  
50 Wolf Road  
Albany, NY 12233  
518-402-9767  
sxdewes@gw.dec.state.ny.us

#### Health Related Questions

Bridget Callahan, Project Manager  
NYSDOH  
547 River Street  
Troy, NY 12180  
1-800-458-1158 ext. 27880  
bkc01@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.