

BROWNFIELD CLEANUP PROGRAM DECISION DOCUMENT

Former Austin Avenue Landfill Site City of Yonkers, Westchester County, New York Site No. C360066 June 2010

Statement of Purpose and Basis

This Brownfield Cleanup Program (BCP) Decision Document presents the remedy identified by the Department of Environmental Conservation (Department) for the Former Austin Avenue Landfill site. The remedial program was chosen in accordance with Article 27 Title 14 of the New York State Environmental Conservation Law and the 6 NYCRR 375 regulations relative to the BCP.

Description of the Site

The Austin Avenue Landfill Site was historically used for the disposal of incinerator ash. The site consists of an inactive 10-acre municipal solid waste landfill, which was operated by the City of Yonkers from the 1960s until 1979. The land use on surrounding properties includes residential and commercial/retail establishments. Prior uses which appear to have led to site contamination include disposal of solid wastes which consisted primarily of incinerator ash, but also included other types of solid waste such as household garbage, land-clearing debris and construction and demolition debris (C&D).

Nature and Extent of Contamination

The contamination identified by the Remedial Investigation does not represent a significant threat to public health and the environment. The off-site exposure assessment did not identify a significant off-site threat. Remediation activities relative to landfill materials which exist beyond the site limits, fall under the authority of the Department's Division of Solid and Hazardous Materials.

Nature of contamination: The primary contaminants of concern (COCs) at the site are inorganics (metals).

Extent of contamination: Based the investigation to date, groundwater, soil/fill, and soil gas have identified contaminant concentrations in excess of the applicable NYS standards, criteria and guidance.

Soil - Contaminants of concern detected in the fill material throughout the site include metals (highest concentrations of lead at 4,190 parts per million (ppm) and copper at 1,270 ppm) above the restricted residential use soil cleanup objectives (SCOs).

Groundwater - Contaminants of concern detected in the groundwater were the polychlorinated

biphenyl (PCB) Aroclor 1260 at 0.76 parts per billion (ppb), pesticides (dieldrin at 0.018 ppb) and metals (sodium at 148,000 ppb, iron at 87,600 ppb, magnesium at 112,000 ppb, manganese at 5,000 ppb). PCBs and pesticides were not detected during a re-sampling event where lower turbidity was measured.

Landfill Gas - Although no landfill gases were found in the 2007 sampling event, data from the September 2000 sampling event revealed elevated readings of methane in the center of the site.

Description of the Remedy

Based on the results of the Alternatives Analysis and the criteria identified for evaluation of alternatives, the NYSDEC has selected a Track 4 restricted residential cleanup for this BCP site. The components of the remedy set forth in the remedial work plan are as follows:

1. A remedial design program will be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program.
2. All necessary permits will be obtained.
3. Prior to remediation, a soil erosion and sediment control plan will be established to eliminate the risk of surface water run-off transporting contamination from the site. The plan will be developed to protect natural resources including the Sprain Brook.
4. Any soil, fill or waste encountered during site grading which meet the definition of “grossly contaminated”, as defined by 6 NYCRR 375-1.2(u), will be excavated and properly disposed of off-site.
5. A site cover will be installed to allow for restricted residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising any site development, or a soil cover in areas where the upper two feet of exposed surface soil exceeds restricted residential soil cleanup objectives (SCOs). Where the soil cover is required, it will be a minimum of two feet in thickness and will meet the restricted residential SCOs for cover material, as set forth in 6 NYCRR Part 375-6.8(d). The soil cover will be placed over a demarcation layer. The upper six inches of the soil will be of sufficient quality to maintain a vegetative layer. Non-vegetated areas (buildings, roadways, parking lots, etc.) will be covered by a newly installed paving system or concrete at least six inches in thickness.
6. Particulates and dust will be monitored and corrective measures implemented, as necessary, pursuant to a Department approved Community Air Monitoring Plan (CAMP). Dust and particulates from grading and excavation activities will be controlled during all activities undertaken where contaminants remain in the area subject to the remedy, pursuant to the CAMP. Excavations, stockpiles, access roads and other work areas associated with the remedial program will be free from dust and particulates that may result in exposure or a nuisance to the neighboring community.

7. All buildings constructed on the site will be required to have sub-slab depressurization systems integrated into their foundation designs to prevent the buildup of landfill gases.
8. Imposition of an institutional control in the form of an environmental easement for the defined BCP site property that:
 - requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3);
 - subject to local zoning laws, allows the use and development of the controlled property for restricted residential use;
 - restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the Department, NYSDOH or County DOH;
 - prohibits agriculture or vegetable gardens on the controlled property; and
 - requires compliance with the Department approved Site Management Plan.
9. Since the remedy results in contamination remaining at the site that does not allow for unrestricted use, a Site Management Plan is required, which includes an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to assure the following institutional and/or engineering controls remain in place and effective:
 - Institutional Controls:
 - Environmental Easement
 - Engineering Controls:
 - Soil cover of two feet or pavement/concrete cover of at least six inches;
 - Demarcation barrier to delineate clean soil and contaminated soil; and
 - Sub-slab depressurization systems for buildings constructed on-site

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification;
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls; and
- provision to mitigate vapor intrusion for any buildings developed on the site and maintain the mitigation systems.

This Decision Document and the Remedial Work Plan are available for review by the public at the following document repositories:

New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-7014
(518) 402-9662
Mon.-Fri. 9am-4pm

Yonkers Public Library Riverfront Branch
1 Larkin Center
Yonkers, New York 10701
(914) 375-7940
Mon.-Fri 9:00am – 4:30 pm
Saturday 9am – 5pm Mon.-Fri. 9am-4pm
Sunday 12pm – 5pm

Declaration

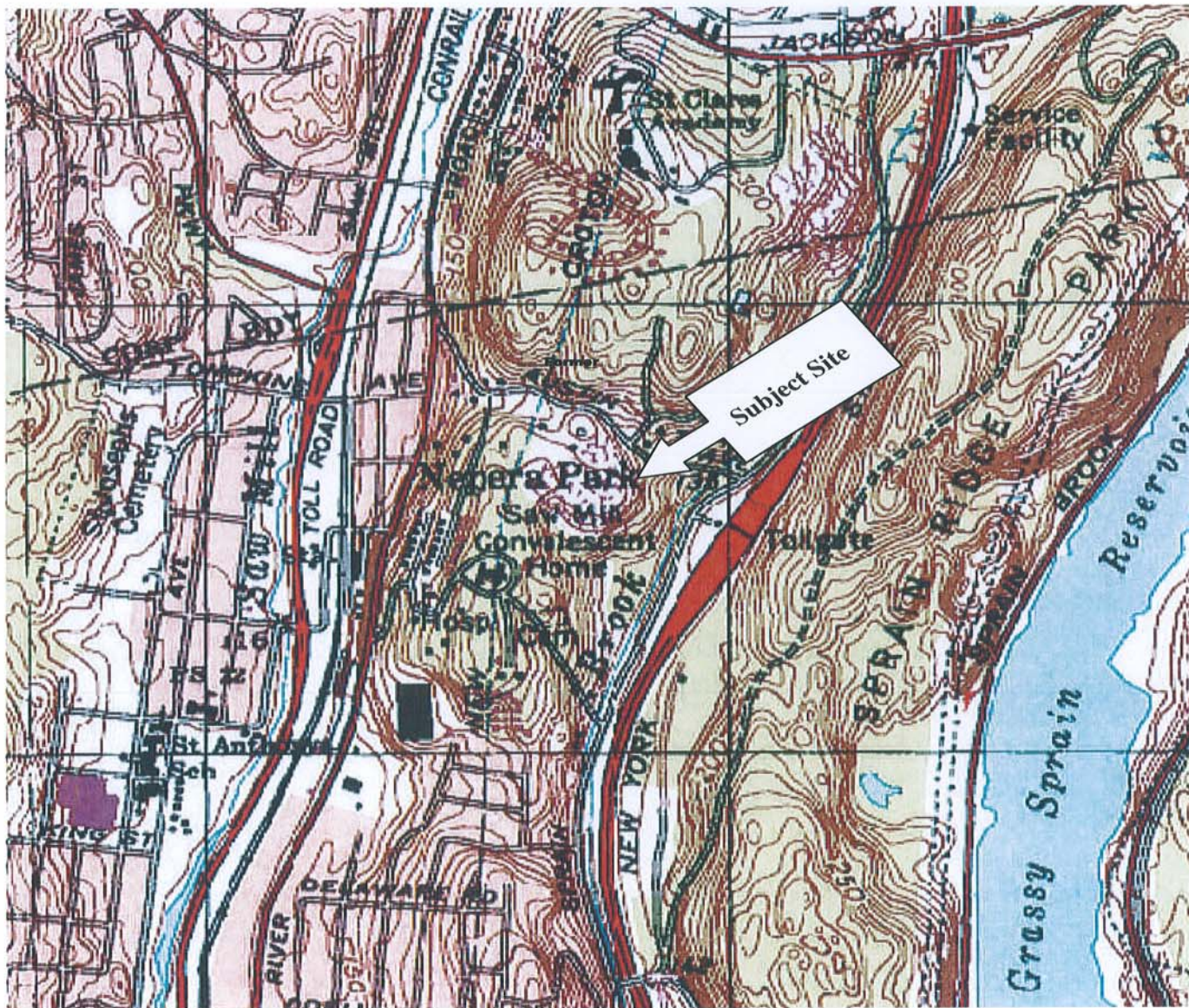
The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action and will allow for the identified use of the site. This remedy utilizes permanent solutions and alternative treatment to the maximum extent practicable, and satisfies the preference for remedies that reduce remove or otherwise treat or contain sources of contamination and protection of groundwater.

6/2/10

Date



Robert Schick
Director
Remedial Bureau C
Division of Environmental Remediation



Site Location Map

November 2009

N5024

Not to Scale

Former Austin Ave Landfill
Yonkers, New York

BCP Site #C360066
Former Austin Avenue Landfill
Yonkers, New York 10701



BCP Site Boundary (approximate)

SCALE in FEET



- Aerial photo from : <http://www1.nysgis.state.ny.us/MainMap.cfm>
- Site topographic survey (John Meyer Consulting 11/17/1999) as provided by Morris Companies, Inc.
- Site boundary and sample locations from survey completed by Ward Carpenter Engineers, Inc., March 28, 2007
- Current topography may differ from survey

S&W Redevelopment of North America, LLC.

Syracuse, New York

DATE: 6/2007 JOB No: N5024

Brownfield Remedial Investigation Report
Austin Avenue, City of Yonkers
Westchester County, New York
BCP Site No. : C3-60-066

Figure - 2
Site Map