



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan for Former Austin Avenue Landfill Site

Site # C360066
Austin Avenue
City of Yonkers
County of Westchester, New York

March 2006

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's remedial process.

Applicant: **Austin Avenue Brownfield Redevelopment, LLC (“Applicant”)**
Site Name: **Former Austin Avenue Landfill Site (“site”)**
Site Number: **C360066**
Site Address: **Austin Avenue, Yonkers, New York**
Site County: **Westchester County**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) is designed to encourage the private sector to investigate, remediate and redevelop brownfields. A brownfield is any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal and financial burdens on a community. If the brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants accepted into the BCP as they conduct brownfield site remedial activities. The BCP contains strict investigation and remediation requirements, ensuring that cleanups protect public health and the environment based on the intended use of the brownfield site. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use. For more information about the BCP, go online at: www.dec.state.ny.us/website/der/bcp

2. Citizen Participation Plan Overview

A Citizen Participation (CP) Plan provides members of the affected and interested public with information about how NYSDEC will inform and involve them during the investigation and remediation of a site under the BCP.

This CP Plan has been developed for the site under the BCP. Appendix D contains a map locating the site. NYSDEC is committed to informing and involving the public concerning the investigation and remediation of the site. This CP Plan describes the public information and involvement program that will be carried out with assistance from the Applicant.

Appendix A of this CP Plan identifies NYSDEC project contact(s) to whom the public may address questions or request information about the site’s remedial program. The locations of the site’s document repositories also are identified in Appendix A. The document repositories provide convenient access to important project documents for public review and comment.

Appendix C contains the brownfield site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and remediation process. The brownfield site contact list includes, at a minimum:

- chief executive officer and zoning board of each county, city, town and village in which the site is located;
- residents on and/or adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on and/or adjacent to the site for purposes of posting and/or dissemination at the facility;
- document repositories and their contacts.

The brownfield site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project, including notifications of upcoming remedial activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The brownfield site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A.

Appendix B identifies the CP activities that have been and will be conducted during the site's remedial program.

The CP activities are designed to achieve the following objectives:

- Help the interested and affected public to understand contamination issues related to a brownfield site, and the nature and progress of an Applicant's efforts, under State oversight, to investigate and, if appropriate, remediate a brownfield site.
- Ensure open communication between the public and project staff throughout a brownfield site's remedial process.
- Create opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a brownfield site's investigation and remediation.

This CP Plan may be revised due to changes in major issues of public concern or in the nature

and scope of remedial activities. Modifications may include additions to the site contact list, updates to major issues of concern to the public, and changes in planned citizen participation activities. The public is encouraged to discuss its ideas and suggestions about the citizen participation program with the project contact(s) listed in Appendix A.

3. Site Information

Site Description

The site consists of approximately 20-acres located on the south side of Austin Avenue, just west of Sprain Brook Road and the New York State Thruway in Yonkers, New York. The former Austin Avenue landfill is situated on the site, and contains primarily incinerator ash as well as bulky waste, including trees, brush and building debris. The site is currently vacant, and since the landfill closed it has become covered by invasive vegetation, consisting of various species of grasses and shrubs. The natural topography of the site is steep, with a vertical drop of more than 100 feet from a ridge at the western site boundary to Sprain Brook, which is a distance of approximately 1,200 feet.

Environmental History

The Austin Avenue Landfill was formerly owned and operated by the City of Yonkers, and consists of approximately 20-acres containing primarily incinerator ash and bulky waste, including tress, brush, and building debris. The landfill operated from at least the 1960's to the 1970's. The landfill was transferred to Westchester County in 1979 to help comply with a NYSDEC Consent Decree. Ownership is currently retained by Westchester Industrial Development Agency (IDA).

In 2004, Yonkers Industrial Development Agency (YIDA) completed an application on behalf of the County IDA, for entry into the New York State Brownfield Cleanup Program (BCP). The "site", as defined under the Brownfield Cleanup Agreement (BCA Site No. C360066), consists of Westchester County, City of Yonkers Tax Map Section 3, Block 3244, Lot 1.

The site's location is shown on Appendix D – Site Location Map. It is bounded by Corporate Drive to the west, Austin Avenue to the north, and Sprain Road to the east. Adjoining properties include a Home Depot store to the south, a Stew Leonard's dairy/grocery store to the southwest, and wooded largely vacant land to the north. The site is currently vacant, with a natural vegetative cover.

In order to support the proposed future use of the property, a voluntary Remedial Investigation (RI) will be completed at the site in accordance with a Brownfield Cleanup Agreement (BCA). This Work Plan sets forth the scope and methods that will be followed during the course of the RI program. RI objectives and methods have been developed in accordance with the New York State Department of Environmental Conservation's (NYSDEC) *Brownfield Program Cleanup Guidance* (NYSDEC May 2004), and relevant provisions of draft DER-10 *Technical Guidance for Site Investigation and Remediation* (NYSDEC, December 2002).

The findings of previous investigations indicate measurable, but subtle, groundwater contamination with respect to inorganic constituents, including iron, manganese, chloride and nitrate, and little or no evidence of methane gas. These findings are consistent with inorganic material typical of an ash landfill.

A preliminary review of the existing data also indicates that landfill impacts must be very isolated, since the various sampling locations at the landfill have distinct chemical “fingerprints”. There is a chemical distinction between groundwater samples taken from the overburden and bedrock monitoring wells installed in the 1995 investigation. If leachate impacts were widespread, the groundwater samples would have similar chemical characteristics, in common with the chemical fingerprint of leachate. Because the chemical fingerprints for the different sampling locations are noticeably different, it is believed that leachate contamination is not widespread.

4. Remedial Process

The Applicant has applied for and been accepted into New York’s Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants.

The Applicant proposes that, after remediation, the site will be used for restricted commercial/industrial purposes.

To achieve this goal, the Applicant will conduct remedial activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement provides the responsibilities of each party in conducting a remedial program at the site.

The remedial investigation (RI) of the site will be performed with NYSDEC oversight, and with the following goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and/or the environment; and
- 4) Provide information to support the development of a Remedial Work Plan to address the contamination, or to support a conclusion that the contamination does not need to be addressed.

The Applicant will prepare an RI Report after it completes the RI. This report will summarize the results of the RI and will include the Applicant's recommendation of whether remediation is needed to address site-related contamination. The RI Report is subject to review and approval by NYSDEC. Before the RI Report is approved, a fact sheet that describes the RI Report will be sent to the site's contact list.

NYSDEC determines whether the site poses a significant threat to public health and/or the environment. If NYSDEC determines that the site is a "significant threat," a qualifying community group may apply for a TAG. The purpose of a TAG is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

For more information about the TAG Program and the availability of TAGs, go online at: www.dec.state.ny.us/website/der

After NYSDEC approves the RI Report, the Applicant will be able to develop a Remedial Work Plan. The Remedial Work Plan describes how the Applicant would address the contamination related to the site.

The public would have the opportunity to review and comment on the remediation proposal. The site contact list would be sent a fact sheet that describes the Remedial Work Plan and announces a 45-day public comment period. NYSDEC would factor this input into its decision to approve, reject or modify the Remedial Work Plan.

Approval of the Remedial Work Plan by NYSDEC would allow the Applicant to design and construct the alternative selected to remediate the site. The site contact list would receive notification before the start of site remediation. When the Applicant completes remedial activities, it will prepare a Remedial Action Report that certifies that remediation (cleanup) activities have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the remediation is protective of public health and the environment for the intended use for the site. The site contact list would receive a fact sheet that announces the completion of remedial activities and the review of the Remedial Action Report.

NYSDEC would then issue the Applicant a Certificate of Completion. This Certificate states that remediation goals have been achieved, and relieves the Applicant from future remedial liability, subject to statutory conditions. The site contact list will receive a Fact Sheet announcing the issuance of the Certificate and any "institutional" controls that might be required.

An institutional control is a non-physical means of enforcing a restriction on the use of real property that limits human or environmental exposure, restricts the use of groundwater, provides notice to potential owners, operators, or members of the public, or prevents actions that would

interfere with the effectiveness of a remedial program or with the effectiveness and/or integrity of site management at or pertaining to a brownfield site. An example of an institutional control is an environmental easement.

An engineering control is a physical barrier or method employed to actively or passively contain, stabilize, or monitor contamination, restrict the movement of contamination to ensure the long-term effectiveness of a remedial program, or eliminate potential exposure pathways to contamination. Examples include caps and vapor barriers.

Site management will be conducted by the Applicant as required with appropriate NYSDEC oversight.

Activities required to be conducted to inform and involve the public during the site's remedial process are introduced in section 5. and identified in the chart in Appendix B.

5. Citizen Participation Activities

CP activities that have already occurred and are planned during the investigation and remediation of the site under the BCP are included in Appendix B: Summary of Citizen Participation Activities. NYSDEC will ensure that these CP activities are conducted, with appropriate assistance from the Applicant.

All CP activities seek to provide the public with significant information about site findings and planned remedial activities, and some activities announce comment periods and request public input about important draft documents such as the Proposed Remedial Work Plan.

The CP Plan for the site may be revised based on changes in the site's remedial program or major issues of public concern.

All written materials developed for the public will be reviewed and approved by NYSDEC for clarity and accuracy before they are distributed.

6. Major Issue of Public Concern

This section of the CP Plan identifies major issues of public concern as they relate to the site. Additional major issues of public concern may be identified during the site's remedial process.

Currently, there are no identified major issues of public concern.

Appendix A – Project Contacts and Document Repositories

Project Contacts

For information about the site's remedial program, the public may contact the following:

Michelle Tipple

Project Manager
NYSDEC Region 3
Division of Environmental Remediation
21 South Putt Corners
New Paltz, NY 12561
(845) 256-3153

Ian Ushe

NYSDOH
547 River Street
Troy, NY 12180-2216
(800) 458-1158, ext. 27850

Document Repositories

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Yonkers Public Library

Riverfront Branch
One Larkin Center
Yonkers, NY 10701
Phone: (914) 337-1500
Hours: Monday – Thursday 9:00-8:00
Friday 10:00-5:00
Saturday 9:00-5:00
Sunday 12:00-5:00

NYSDEC Region 3 Office

21 South Putt Corners
New Paltz, NY 12561
Hours Monday-Friday 9am-4pm
Phone: (845) 256-3154

Appendix B – Identification of Citizen Participation Activities

Required Citizen Participation Activity	CP activity(ies) occur at this point	Date Completed
Application Process:		
• Prepare brownfield site contact list (BSCL)	At time of preparation of application to participate in BCP	N/A
• Establish document repositories		N/A
• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day comment period	When NYSDEC determines that BCP application is complete. The 30-day comment period begins on date of publication of notice in ENB. End date of comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice and notice to the BSCL should be provided to the public at the same time.	{insert date published}
• Publish above ENB content in local newspaper		{insert date published}
• Mail above ENB content to BSCL		{insert date mailed}
After Execution of Brownfield Site Cleanup Agreement:		
• Prepare citizen participation (CP) plan	Draft CP Plan must be submitted within 20 days of entering Brownfield Site Cleanup Agreement. CP Plan must be approved by NYSDEC before distribution	{insert date of CP Plan final approval}
After Remedial Investigation (RI) Work Plan Received:		
• Mail fact sheet to BSCL about proposed RI activities and announcing 30-day public comment period on draft RI Work Plan	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, comment periods will be combined and public notice will include fact sheet. 30-day comment period begins/ends as per dates identified in fact sheet.	{insert date mailed}
After RI Completion:		
• Mail fact sheet to BSCL describing results of RI	Before NYSDEC approves RI Report	{insert date mailed}
After Remedial Work Plan (RWP) Received:		
• Mail fact sheet to BSCL about proposed RWP and announcing 45-day comment period	Before NYSDEC approves RWP. 45-day comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day comment period.	{insert date mailed}
• Public meeting by NYSDEC about proposed RWP (if requested by public)		{insert date of public meeting}
After Approval of RWP:		
• Mail fact sheet to BSCL summarizing upcoming remedial construction	Before the start of remedial construction	{insert date mailed}
After Remedial Action Completed:		
• Mail fact sheet to BSCL announcing that remedial construction has been completed	At the time NYSDEC approves Final Engineering Report. These two fact sheets	{insert date mailed}

Required Citizen Participation Activity	CP activity(ies) occur at this point	Date Completed
<ul style="list-style-type: none"> • Mail fact sheet to BSCL announcing issuance of Certificate of Completion (COC) 	should be combined when possible if there is not a delay in issuance of COC	{insert date mailed}

APPENDIX C – BROWNFIELD SITE CONTACT LIST

1.) Philip A. Amicone
Mayor
City of Yonkers
Yonkers City Hall
40 South Broadway
Yonkers, NY 10701

Andrew J. Spano
Westchester County Executive
Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

Francis B. McKenna, Chair
Westchester County Planning Board
Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

Joseph Cianciulli, Chairman
Zoning Board of Appeals
87 Nepperhan Avenue
Yonkers, NY 10701

City of Yonkers
Bureau of Water
1070 Nepperhan Avenue
Yonkers, NY 10703-1497

2.) Adjacent Site Owners

This list is maintained in confidence in the files of the NYSDEC
Project Manager.

3.) Interested Parties:

3A.) State Officials:

Michelle Tipple
NYSDEC Region 3
Division of Environmental Remediation
21 South Putt Corners
New Paltz, NY 12561

Marc Moran, Regional Director
NYSDEC Region 3
21 South Putt Corners
New Paltz, NY 12561

Wendy Rosenbach
Public Affairs Officer
NYSDEC Region 3
21 South Putt Corners
New Paltz, NY 12561

Richard Baldwin
NYSDEC Region 3
21 South Putt Corners
New Paltz, NY 12561

Ram Pergadia
NYSDEC Region 3
21 South Putt Corners
New Paltz, NY 12561

Michael J. Knipfing
NYSDEC Region 3
21 South Putt Corners
New Paltz, NY 12561

Harold Evans
NYSDEC
625 Broadway
Albany, NY 12233

Michael Lesser, Esq.
NYSDEC
625 Broadway
Albany, NY 12233

Sal Ervolina
NYSDEC
625 Broadway
Albany, NY 12233

Mary Young
NYSDEC
625 Broadway
Albany, NY 12233

Gary Litwin
NYSDOH
547 River Street
Troy, NY 12180

3B.) Local/Elected Officials

Honorable William Kinnally, Jr.
Mayor
Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, NY 10706

Honorable Nita Lowey
222 Mamroneck Avenue
Suite 310
White Plains, NY 10605

Honorable Louis A. Mosiello
35 East Grassy Sprain Rd, 4th Floor
Yonkers, NY 10710

Honorable Nicolas Spano
1 Executive Boulevard
Yonkers, NY 10701

Honorable Gordon Burrows
800 Michaelian Office Building
White Plains, NY 10601

Perry M. Ochacher, Clerk
County Legislature
800 Michaelian Office Building
White Plains, NY 10601

Timothy C. Idoni, Clerk
Westchester County
110 Dr. Martin Luther King, Jr. Blvd.
Yonkers, NY 10601

Dr. Joshua Lipsman, Commissioner
County Health Department
145 Huguenot Street
New Rochelle, NY 10801

Bruce Berger, Executive Director
Solid Waste Commission
Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

Honorable Charles E. Schumer
US Senate
Washington, DC 20510

Honorable Hillary R. Clinton
US Senate
Washington, DC 20510

3C.) Media

Yonkers Tribune, Ltd.
55 Main Street
The Gazette Building
Yonkers, NY 10701

City Editor
El Clarin
48 Broadway
Haverstraw, NY 10927

City Editor
Associated Press
148 Martine Ave, CB Press
White Plains, NY 10601

City Editor
Gannett Suburban Newspapers
1 Gannett Drive
White Plains, NY 10604

City Editor
Martinelli Publications
40 Larkin Plaza
Yonkers, NY 10701

City Editor
Pelham Sun
40 Larkin Plaza
Yonkers, NY 10701

City Editor
Suburban Street News
170 Hamilton Ave., Suite 211
White Plains, NY 10601

City Editor, The New York Times (White Plains Bureau)
235 Main Street
White Plains, NY 10601

City Editor
The Business Journal
3 Gannett Drive
White Plains, NY 10604

City Editor
Patent Trader-Journal News
185 Kisco Avenue
Mount Kisco, NY 10549-1409

City Editor
Westchester County Weekly
229 W. 43rd Street
New York, NY 10036

City Editor
Westchester County Press
P.O. Box 152
White Plains, NY 10602

City Editor
Yonkers Home News & Times
40 Larkin Plaza
Yonkers, NY 10701

City Editor
Yonkers Jewish Chronicle
584 North Broadway
Yonkers, NY 10701

City Editor
Yonkers Herald Statesman
1 Gannett Drive
White Plains, NY 10604

News Director
WHUD/WLNA
P.O. Box 310
Beacon, NY 12508

News Director
WRTN/WVOX
1 Broadcast Forum
New Rochelle, NY 10801

News Director
Cablevision of Westchester
116 N. Main Street
Port Chester, NY 10573

News Director
News 12
6 Executive Plaza
Yonkers, NY 10701

News Director
Paragon Cable
701-717 N. MacQuestein
Mount Vernon, NY 10552

News Director
WRNN TV
721 Broadway
Kingston, NY 12401

Lisa Phillips
WAMC
44 Main Street
Kingston, NY 12401

Hank Gross
Mid-Hudson News Network
42 Marcy Lane
Middletown, NY 10941

City Editor
Westmore News, Inc.
33 Broad Street
Port Chester, NY 10573

City Editor
America Latina
33 Broad Street
Port Chester, NY 10573

News Director
Women's E News
395 Hudson Street
New York, NY 10014

New Director
WFAS-AM
P.O. Box 551, 365 Secor Road
Hartsdale, NY 10530

3D.) Environmental Groups

Scenic Hudson
1 Civic Center Plaza
Poughkeepsie, NY 12601

Clearwater, Inc.
112 Market Street
Poughkeepsie, NY 12601

Greenway Conservancy
Capitol Building
Capitol Station, Rm 254
Albany, NY 12224

The Nature Conservancy
Eastern NY Chapter
19 North Moger Avenue
Mt. Kisco, NY 10549

Westchester Environmental Coalition
P.O. Box 488
White Plains, NY 10602

Federated Conservationists of Westchester
78 N. Broadway
White Plains, NY 10603

Karl Coplan, Esq.
Pace/Riverkeeper
78 N. Broadway
White Plains, NY 10603

Beczak Environmental Center
21 Alexander Street
Yonkers, NY 10701

Environmental Citizens Coalition
33 Central Avenue
Albany, NY 12210

Laura Haight
NYPIRG
107 Washington Avenue
Albany, NY 12210

Westchester County EMC
414 Michaelian Office Building
White Plains, NY 10601

Robert Funicello
Director of Environmental Projects
Dept. of Environmental Facilities
270 North Avenue
New Rochelle, NY 10801

3E.) Other Interested Parties

Terence Maliga
Manager, Project Development
S&W Redevelopment of North America, LLC
430 East Genesee Street
Suite 401
Syracuse, NY 13202

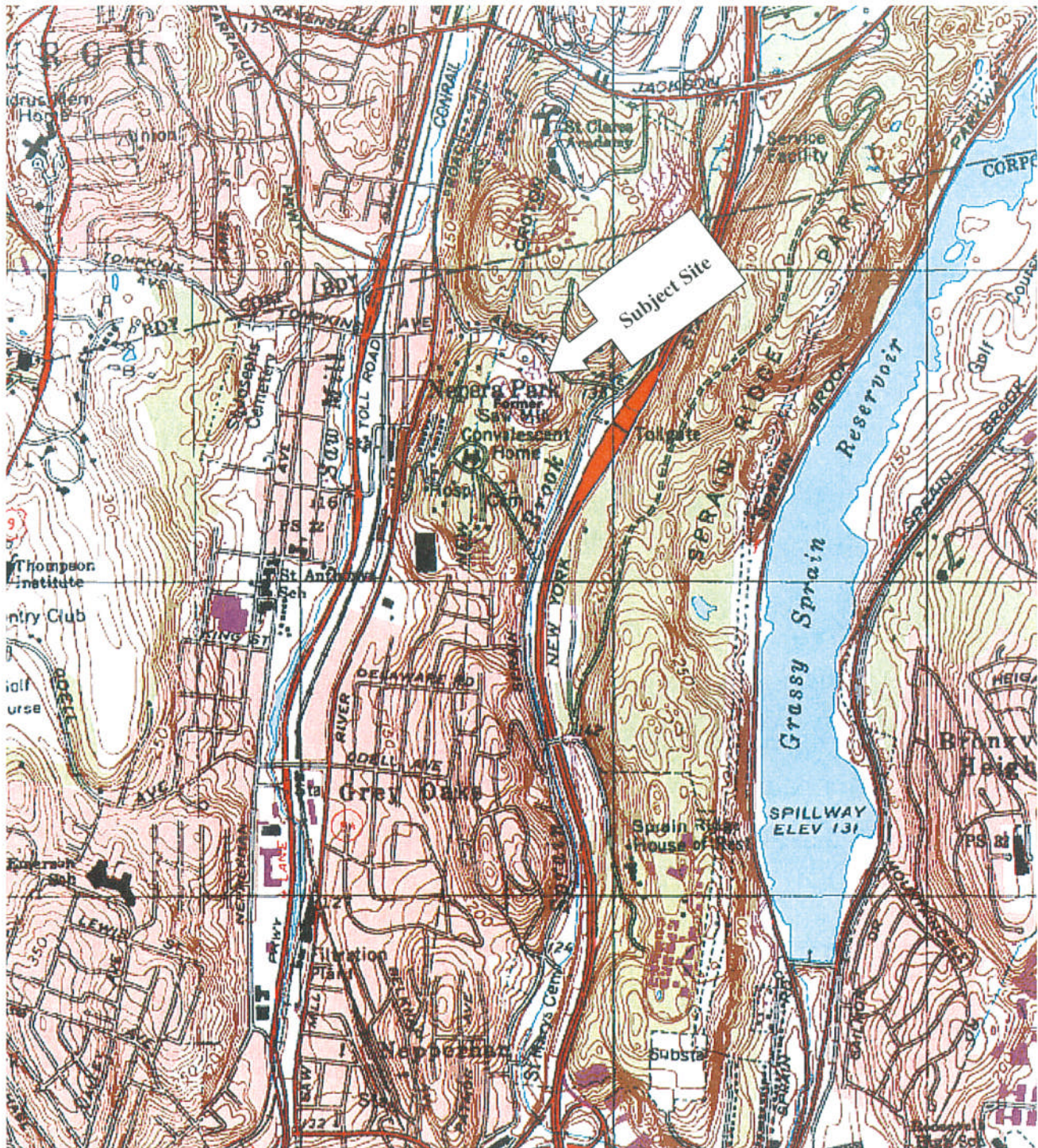
Mark Bava, EVP & CFO
The Morris Companies
350 Veterans Blvd.
Rutherford, NJ 07070

Westchester County Industrial Development Agency
Michaelian Office Building, Room 903
148 Martine Avenue
White Plains, NY 10601

Mr. Sid Sloves
1200 Midland Avenue
Apt 9E, Bronxville, NY 10708-6408

4.) School or Daycare Administration (None Nearby)

5.) Local Document Repository is established at: Yonkers Public Library, Riverfront Branch, One Larkin Center, Yonkers, NY 10701



Appendix D – Site Location Map

March 2006

N5024

Not to Scale

Former Austin Ave Landfill
Yonkers, New York

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

Fact Sheet



FACT SHEET

Brownfield Cleanup Program

**Former Austin Avenue Landfill
C360066
City of Yonkers, NY**

March 2006

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate the former Austin Avenue Landfill located on Austin Avenue in the City of Yonkers, New York. See map for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by Austin Avenue Brownfield Redevelopment, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Austin Avenue Brownfield Redevelopment, LLC to participate in the BCP. The application proposes that the site will be used for commercial/industrial purposes.

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from **March 16, 2006** through **April 14, 2006**. The draft RI Work Plan is available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:
Michelle Tipple
New York State Department of Environmental Conservation
Region 3
Division of Environmental Remediation
21 South Putt Corners
New Paltz, New York 12561

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

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment; and
- 4) provide information to support the development of a Remedial Work Plan to address the contamination.

The investigation will be performed by Yonkers Industrial Development Agency (YIDA) with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

The findings of previous investigation indicate measurable, but subtle, groundwater contamination with respect to inorganic constituents, including iron, manganese, chloride and nitrate, and little or no evidence of methane gas. These findings are consistent with inorganic material typical of an ash landfill.

A preliminary review of the existing data also indicates that landfill impacts are isolated, since the various sampling locations at the landfill have distinct chemical “fingerprints”.

The Remedial Investigation (RI) program will include the following main elements:

- Delineation/characterization of the solid waste mass
- groundwater investigation
- geotechnical borings
- explosive gas monitoring
- qualitative human health exposure assessment
- fish and wildlife resource evaluation

Approximately 15-20 test pits will be dug around the perimeter of the waste area. The objective will be to delineate the edge of the landfill waste by direct visual observation of the test pits. Additionally, up to five (5) samples will be collected from the test pits and analyzed for TCLP (toxicity characteristics leaching procedure), Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs) and target analyte list (TAL) metals.

Two (2) existing monitoring wells will be examined to determine their condition for use. These wells will be replaced if necessary and the replacement wells utilized during the groundwater sampling.

Three (3) additional monitoring wells will be installed and groundwater will be sampled and analyzed for VOCs, SVOCs and TAL metals.

Five (5) geotechnical borings will be drilled in site locations to be determined through discussions with Yonkers Industrial Development Agency (YIDA) based on the ultimate end use for the site.

Although previous methane sampling indicates very little methane is being produced by the former landfill, ten (10) methane samples will be collected (five each) along the site’s northern and southern perimeters. Since gas monitoring wells are already present along the southern boundary, five (5) wells will be installed along the northern boundary.

Site data will be evaluated to determine whether human receptors, both on-site and off-site, are potentially exposed. Additionally, a Fish and Wildlife Resource Evaluation will be completed to provide an initial screening of potentially affected fish and wildlife resources in connection with the site.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repository (see below). After the RI Work Plan is approved, YIDA may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about {insert time frame}.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of the former Austin Avenue Landfill Site.

Background

The former Austin Avenue Landfill site consists of approximately 20-acres located on the south side of Austin Avenue, just west of Sprain Brook Road and the New York State Thruway in Yonkers, New York. The former Austin Avenue landfill is situated on the site, and contains primarily incinerator ash as well as bulky waste, including trees, brush and building debris. The site is currently vacant, and since the landfill closed it has become covered by invasive vegetation, consisting of various species of grasses and shrubs. The natural topography of the site is steep, with a vertical drop of more than 100 feet from a ridge at the western site boundary to Sprain Brook, which is a distance of approximately 1,200 feet.

FOR MORE INFORMATION

Document Repositories

Document repositories have been established at the following locations to help the public to review important project documents. These documents include the draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

Yonkers Public Library
Riverfront Branch
One Larkin Center
Yonkers, NY 10701
(914) 375-7940

NYSDEC
Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3000

Who to Contact

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

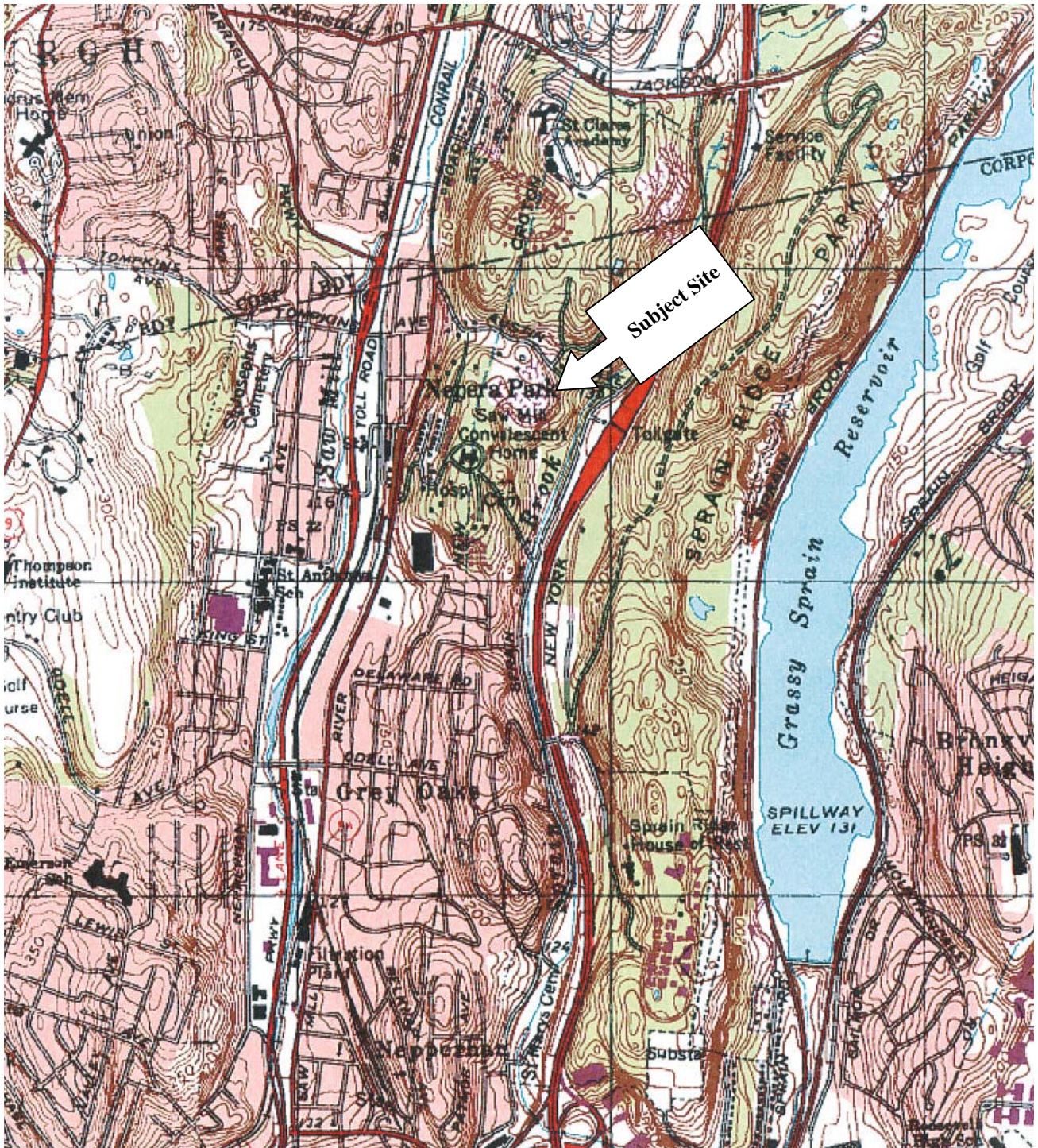
Project Related Questions

Michelle Tipple
New York State Department of Environmental
Conservation
Region 3
21 South Putt Corners
New Paltz, NY 12561
(845) 256-3153

Health Related Questions

Ian Ushe
New York State Department of Health
547 River Street
Troy, NY 12180
(800) 458-1158, ext. 27850

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.



Site Location Map

January 2006

N5024

Not to Scale

Former Austin Ave Landfill
Yonkers, New York

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