



FACT SHEET

Brownfield Cleanup Program

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Former Austin Avenue Site
BCP Site No. C3-60-066
City of Yonkers, Westchester County, NY

June 2011

Cleanup Action Completed at Brownfield Site; Final Engineering Report Under Review

Action has been completed to address contamination related to the Former Austin Avenue Site ("site") located at Corporate Drive and Austin Avenue in the City of Yonkers, Westchester County, NY under New York's Brownfield Cleanup Program.

Austin Avenue Brownfield Redevelopment, LLC ("applicant") has completed the activities and has submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report, which is under review. The Final Engineering Report states that cleanup requirements have been achieved to fully protect public health and the environment for the restricted residential site use.

Highlights of the Final Engineering Report

The Final Engineering Report has several goals:

- 1) describe the cleanup activities completed;
- 2) certify that cleanup requirements have been achieved or will be achieved for the site;
- 3) describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier; and
- 4) certify that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

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:
www.dec.ny.gov/chemical/8450.html

Remedial Activity

The cleanup action for the site was performed by Austin Avenue Brownfield Redevelopment, LLC to address inorganic (metals) contamination, and included the installation of a soil cover system to allow for restricted residential use of the site. The

cleanup activities were begun on July 30, 2010 and completed on March 17, 2011. The soil cover consists of a minimum of two feet of soil that meets the restricted residential soil cleanup objectives set forth in 6NYCRR Part 375-6.8(d) and a demarcation barrier to separate the soil cover from soils above the restricted residential soil cleanup objectives. Future on-site development activities will require the evaluation and/or mitigation of potential soil vapor intrusion into buildings that may be built on-site. A Site Management Plan (SMP) has been developed for the site that identifies the ongoing monitoring and maintenance activities related to site groundwater and the soil cover system. The SMP will be amended in the future to include any soil vapor mitigation systems that may be constructed as part of future development. The site will also have an Environmental Easement recorded with the Westchester County Clerk's Office, which will prevent the use of site groundwater and limit the use of the site to restricted residential. NYSDEC and the New York State Department of Health (NYSDOH) provided oversight of remedial activities.

The Final Engineering Report and a Site Management Plan have been completed and submitted to NYSDEC and NYSDOH for comment and review.

Next Steps

NYSDEC will complete its review, revise the Final Engineering Report as necessary, and approve the report. The approved Final Engineering Report will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion to the applicant.

The applicant would be eligible to redevelop the site when it receives the Certificate of Completion. In addition, the applicant:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing clean-up activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to the applicant.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for restricted residential purposes.

The site is approximately 20 acres in size and was historically operated as a municipal landfill from the 1960's until 1979. The land use on surrounding properties includes residential and commercial/retail establishments.

A Remedial Investigation (RI) was conducted on-site. The results of the RI identified no groundwater contamination in excess of groundwater standards, except naturally occurring metals. No surface water or sediment contamination was found in Sprain Brook at the eastern site boundary. The RI identified soils with copper and lead concentrations that exceeded restricted residential soil cleanup objectives. The remedial action undertaken to prevent contact with contaminated soils remaining in place included the placement of the soil cover system across the site.

FOR MORE INFORMATION

Location of Reports and Information

Project documents are available at the following location(s) to help the public stay informed.

Yonkers Public Library

Riverfront Branch

One Larkin Center

Yonkers, NY 10701

(914) 375-7940

Mon - Fri: 9:00 am - 4:30 pm

Sat: 9:00 am - 5:00 pm

Sun: 12:00 pm - 5:00 pm

NYSDEC

Region 3 Office

21 South Putt Corners Road

New Paltz, NY 12561

(845) 256-3154

Mon - Fri: 9:00 am - 4:00 pm

Who to Contact

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

Project Related Questions

Randy Whitcher

New York State Department of

Environmental Conservation

Remedial Bureau C

625 Broadway

Albany, NY 12233

(518) 402-9662

Site-Related Health Questions

Nathan Walz

New York State Department of Health

547 River Street

Troy, NY 12180

(518) 402-7880

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:

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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.