

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET

Brownfield Cleanup Program

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

Site Name: Ludlow Commons
DEC Site #: C360079
Address: 7 Ludlow Street
Yonkers, NY 10705

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Ludlow Commons site ("site") located at 7 Ludlow Street, 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."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Westhab, Inc. ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **November 8, 2013** through **December 8, 2013**. The proposed plan is available for 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 below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous studies confirm that petroleum contaminated soil and groundwater are present at the site. Leakage from an underground 4,000 gallon petroleum storage tank appeared to be the principal problem at the site. This tank was removed in 2006.

The Remedial Investigation will supplement previously obtained information to build a better understanding of the extent of contamination. This draft investigation work plan proposes the extension of 7 on-site soil borings to document on-site subsurface soil conditions, the completion of 1 off-site boring as a groundwater monitoring well to document groundwater

quality, and the extension of 2 on-site soil vapor points to document soil vapor integrity.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Ludlow Commons site is located in an urban area at 7 Ludlow Street in the City of Yonkers.

Site Features: The site contains two vacant accessory buildings: a 2-story building in the NE portion of the property and a 1-story building in the north-central portion. The remainder of the property is composed of paved parking and areas of low-growing vegetation.

Current Zoning/Use(s): The site is currently inactive, and is in an A-zone (high density residential apartments). Neighboring uses include two to four family buildings, multi-family residential apartment buildings, residential over retail buildings, and retail stores. There is a fuel oil truck maintenance facility diagonally across the street, to the southeast.

Past Use of the Site: The property was comprised of 4 residential lots, described as Block 185 Lots 48, 50, 51 and 52. In June 1990, the 4 lots were combined as Block 185, Lot 50. Prior use of the property, per the prior owner, was a taxi dispatch/auto repair facility until approximately 2004 when the property became vacant.

Site Geology and Hydrogeology: Soils on the property consist a layer of miscellaneous fill materials overlying glacial deposits that are underlain by weathered gneiss bedrock. Groundwater flow direction is towards the southwest corner of the site.

7/9/13-DEC signed the Brownfield Cleanup Program Acceptance Letter for this site.

9/19/13-DEC signed the Brownfield Cleanup Agreement for this site.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360079>

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 may 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 Branch
Attn: John A. Favareau
One Larkin Center
Yonkers, NY 10701
phone: 914-337-1500

NYSDEC, Region 3
Attn: Please call for an appointment
21 S. Putt Corners Road
New Paltz, NY 12561
phone: 845-256-3154

Who to Contact

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

Project Related Questions

William Wu
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
wxwu@gw.dec.state.ny.us

Site-Related Health Questions

Nathan M. Walz
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.

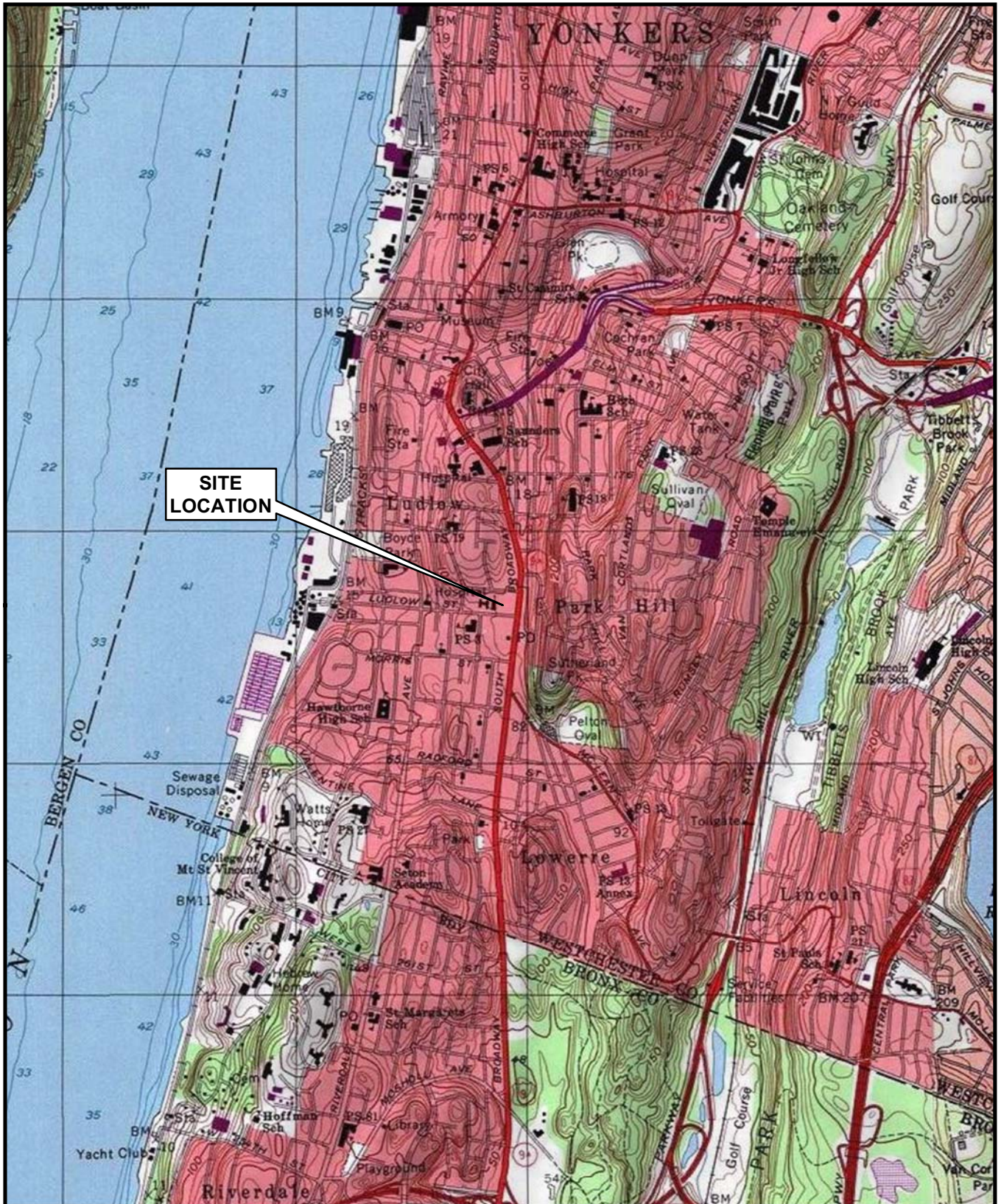
Receive Site Fact Sheets by Email

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.



SITE LOCATION

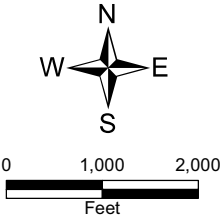


Figure 1
 Site Location Map
 Ludlow Commons
 City of Yonkers
 Westchester County
 Site No. C360079



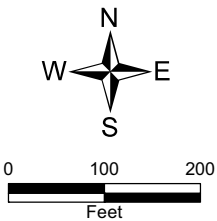


Figure 2
Site Map
Ludlow Commons
City of Yonkers, Westchester County
Site No. C360079

