



Matt

# FACT SHEET

## Brownfield Cleanup Program

**Brownfield Cleanup Site #C360083  
River Park Center Site  
City of Yonkers  
Westchester County, NY**

**February 2008**

JAN 31 2008

Division of Environmental Protection

### Draft Remedial Action Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) requests public comments as it reviews a proposed remedy to address contamination related to River Park Center Site (also known as the Chicken Island Site) located in the City of Yonkers, Westchester County. The Site is bounded by New Main Street (west), Palisade Avenue and Elm Street (north), and Nepperhan Avenue (south and east). The Site is also bisected north-to-south by New School Street, connecting Palisades and Nepperhan Avenues (see attached Figure 1 Site Location). The proposed remedy is described in a draft "Remedial Action Work Plan (RAWP)" that was submitted by the applicant, Struever Fidelco Cappelli LLC (SFC LLC), under New York's Brownfield Cleanup Program.

On December 12, 2006, NYSDEC accepted an application submitted by SFC LLC to participate in the Brownfield Cleanup Program (BCP). The application proposes that the site will be used for mixed use commercial/residential development.

The Remedial Investigation Work Plan (RIWP) was approved by NYSDEC on February 7, 2007, following the close of a 30 day public comment period. The Remedial Investigation (RI) field work commenced on August 14, 2007 and was completed on December 4, 2007.

An Interim Remedial Measure (IRM) Work Plan was approved on February 28, 2007, but due to unforeseen delays, the volunteer has chosen at this point to roll this work into the RAWP.

#### Public Comments About the Draft Remedial Action Work Plan

NYSDEC is accepting written public comments about the draft Remedial Action Work Plan for **45 days**, from **January 30, 2008** through **March 15, 2008**. The draft Remedial Action Work Plan is available for

public review at the document repositories identified in this fact sheet.

**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:  
<http://www.dec.ny.gov/chemical/8450.html>

Written comments should be submitted to:  
Matthew Hubicki, Project Manager  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, New York 12233

#### Highlights of the Draft Remedial Action Work Plan

The overall remediation objectives are to meet, to the extent feasible, New York State standards, criteria, and guidance, and be protective of human health and the

environment. The NYSDEC and NYSDOH have determined that this site does not constitute a significant threat to public health or the environment. The remedial goals for this site are to:

- Remove and/or contain contaminated soil 'source' areas that could be impacting groundwater and prevent direct contact with remaining residual contaminated soil;
- Eliminate or mitigate on-site environmental and public health exposures to on-site contamination that may remain in soil, groundwater and soil gas;
- Prevent soil vapor intrusion/exposure by the installation of a vapor mitigation systems on all newly constructed buildings;
- Ensure site contamination does not impact existing surface water quality in the Saw Mill River;
- Provide restriction upon groundwater use;
- Ensure site redevelopment does not impact existing surface water quality; and
- Prevent off-site migration of on-site contamination.

The preferred remedy includes removal of underground storage tanks (USTs)/aboveground storage tanks (ASTs); removal of contaminated soil that could be impacting groundwater; a site-wide capping containment system through building foundations and clean soil cover in landscaped areas; construction methods (i.e., engineering controls) around the river to prevent site contamination from entering surface water; and a vapor mitigation system to protect indoor air on all newly constructed buildings.

No specific remedial actions are proposed relative to groundwater for this site, except for groundwater monitoring and a groundwater use restriction. Based on the groundwater data, contaminated groundwater from the site does not appear to be negatively impacting off-site areas. Groundwater remediation at the site will rely on removing USTs/ASTs, light non-aqueous phase liquid (LNAPL), and associated soil contamination, which are viewed as the principal on-site sources of potential contamination to groundwater. There will be continued groundwater monitoring to confirm the success of these 'source' removals. Following redevelopment, the site will be supplied by a municipal water source, which will preclude contact with on-site groundwater. SFC LLC will perform the work with oversight by NYSDEC and NYSDOH.

Engineering controls, institutional controls and future soil management construction measures, will be required to be maintained by all future owners and operators of the Site through an environmental easement and Site Management Plan (SMP). The proposed remedy will meet the stated remedial action objectives for this Site and support the intended end use. A detailed discussion of each element is described in detail in the draft RAWP documents.

### **Remedial Investigation**

The draft Remedial Action Work Plan has been prepared to address conditions found during the Site's Remedial Investigation (RI). The RI characterized the Site's subsurface soil, shallow/ deep groundwater, soil gas, surface water and sediments in the Saw Mill River, which runs through portions of the Site in proximity to, and down-gradient of, known and/or suspected contamination sources at the Site.

Contaminants of concern (COC) included metals, volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). These COC specifically include mercury and other suspect historic contaminants from the former industrial uses on the Site; petroleum related substances from a current gas station in the northern portion of the Site; and some solvents from former industry (chlorinated VOCs or

CVOCs).

As part of the RI, 33 groundwater monitoring wells were installed. Soil borings and soil vapor wells were also installed. During installation of the wells and drilling of the soil borings, 90 soil samples were collected. Additionally, surface water and sediment samples were collected from locations in the Saw Mill River.

The extent of each contaminant type has been delineated in discrete areas:

<u>Site Media</u>	<u>Area of Impact</u>
PCBs (soil)	Southeast Corner
Mercury (soil)	Entire Site
Pesticides (soil)	Northern/Northeastern portion
Soil Vapor	Northern Portion
Petroleum (Shallow Groundwater)	Northern portion
CVOCs (Shallow Groundwater)	Southeast & Southern Boundary
CVOCs (Deep Groundwater)	Southeast & Southern Boundary

### **Next Steps**

NYSDEC will consider public comments when it completes its review and has any necessary revisions incorporated. NYSDEC has developed a Draft Decision Document which provides a summary of the RI and the draft RAWP. When approved, the RI Report and RAWP will be placed in the document repositories (see below). After the RI Report and RAWP are approved, SFC LLC may proceed with the remediation of the site. SFC LLC shall prepare a Final Engineering Report upon completion of the remediation, describing all of the work performed, and certifying that the site specific remedial goals have been achieved.

### **Background**

The BCP site occupies 12.95 acres. Figures are attached (Figure 1 Site Location and Figure 2 Site Boundary) to help define the location and layout of the site.

Site industrial history dates back to the mid 1850s. Historic industrial use within the Site boundary included several hat factories, leather factories, and chemical dye manufacturers. At one time the existing parking lot was occupied by hat factories, a brewery, and a contractor's yard. From 1889 until the present, the perimeter properties have been occupied by one and two story wood framed and brick retail/commercial buildings. Other smaller buildings within the interior of the Site consisted of garages, carpenter shops, auto businesses, wagon sheds, and a laundry business. Most of these structures were demolished between 1942 and the late 1950's.

### **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 RI Work Plan, RI Report, Draft RAWP, BCP application and the Draft Decision Document.

Yonkers Library  
Riverfront Branch  
One Lincoln Center  
Yonkers, New York 10701  
(914) 377-1500  
Mon.-Thurs. 9:00am – 8:00pm  
Friday 10:00 AM – 5:00 PM

NYSDEC  
Region 3 Office  
21 South Putt Corners Road  
New Paltz, New York 12561  
(845) 256-3154  
Monday-Friday 9:00am – 4:00pm

Saturday 9:00 AM – 5:00 PM

Sunday 12:00 PM – 5:00 PM

**Who to Contact**

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

Project Related Questions

Matthew Hubicki  
New York State Department of Environmental  
Conservation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233  
(518)402-9564  
[mshubick@gw.dec.state.ny.us](mailto:mshubick@gw.dec.state.ny.us)

Health Related Questions

Anthony Perretta  
Bureau of Environmental Exposure  
and Investigation  
New York Dept. of Health  
547 River Street, Room 300  
Troy, NY 12180  
(518) 402-7850  
[Acp06@health.state.ny.us](mailto:Acp06@health.state.ny.us)

Post Remediation Development Questions

Joseph Apicella  
SFC, LLC  
115 Stevens Avenue  
Valhalla, NY 10595  
(914) 769-6500  
[www.sfcyonkers.com](http://www.sfcyonkers.com)

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.





**Figure 1 – Site Location**

November 2006	SFC
TWM	River Park Center
Job # N6007	aka Chicken Island
Not to Scale	Yonkers, New York

## S&W Redevelopment

of North America, LLC





Brownfield Site Boundary



# S&W Redevelopment

of North America, LLC  
Syracuse, New York

STRUEVER, FIDELCO, CAPPELLI, LLC  
DOWNTOWN YONKERS RIVER PARK  
CENTER PROJECT  
BCP SITE # C380083  
CITY OF YONKERS, NEW YORK

FEB 2007

N6007

BCA Site Boundary  
BCP SITE BOUNDARY