



FACT SHEET

Brownfield Cleanup Program

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Site Name: PolyChrome Manufacturing Site
DEC Site #: C360098
Site Address: 80-94 Alexander Street
Yonkers, NY 10701

November 2012

Interim Remedial Measure and Draft Remedial Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on an Interim Remedial Measure (IRM) and draft Remedial Investigation (RI) work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the PolyChrome Manufacturing Site ("site") located at 80-94 Alexander 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 locations identified below under "Where to Find Information."

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>

Proposed Interim Remedial Measure

The proposed IRM will include the removal of hazardous materials from the buildings on site and the demolition and removal of the buildings to surface grade. Slabs, footings and foundations will not be removed during the IRM.

Draft Remedial Investigation Work Plan

The draft plan, called a "Remedial Investigation Work Plan," (RI) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed with oversight by NYSDEC and the New York State Department of Health (NYSDOH). The investigation will assess conditions on-site (and if appropriate, off-site).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from November , 2012 through December , 2012. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under "Project Related Questions" in the "Who to Contact" area below.

Highlights of the Proposed Remedial Investigation

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;

- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

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 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: This Brownfield Cleanup Program (BCP) site is located in an urban area at 80-94 Alexander Street, Yonkers, Westchester County. The site is just off Ashburton Avenue along the Hudson River (see attached map).

Site Features: The site includes 3 parcels for a total size of 2.256 acres. Several buildings are located on-site. There are a number of underground storage tanks (USTs) which contained fuel oil and gasoline as well as 4 above ground storage tanks (ASTs) which contained Hazardous Substances, including sulfuric acid and sodium hydroxide.

Zoning/Current Use: The site is zoned industrial, all buildings located on the site are vacant. The intended use for this site is residential and commercial.

Historic Uses: Recent occupants of the site buildings include Stanlou Tobacco, a post office garage and a newspaper distributor. Sun Chemical Corporation, the site owner, originally developed the site as a manufacturing and warehouse facility for lithographic printing. PolyChrome manufactured coated photosensitive aluminum printing plates from at least 1980 to 1994. Prior to PolyChrome, industrial uses date back to 1898 with the site being used by Socony Vacuum Oil, a beer depot and a petroleum tank farm.

Site Geology/Hydrogeology: Site soils consist of fill materials, sand, gravel and clay. Groundwater flow is generally toward the northwest. Depth to groundwater at the site varies from approximately 4.5 to 7.5 feet below ground surface.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C360098>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public stay informed.

Yonkers Public Library
Attn: Stephen E. Force
One Larkin Center
Yonkers, NY 10701
Phone: 914-375-7940
Hours M-Th 9am-8pm, F 10am-5pm, Sat 9am-5pm

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

Who to Contact

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

Project Related Questions

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

Site-Related Health Questions

Anthony Perretta
New York State Department of Health
Bureau of Environmental Exposure
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
518-402-7880
acp06@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.

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.

