

## CERTIFICATION OF MAILING

I certify that I mailed on 12/21/2012 a copy of the attached Fact Sheet by first class mail upon the person(s) on the attached mailing list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, in the Post Office box at 2 State Street in the City of Rochester, New York, which box is under the exclusive care and custody of the United States Post Office Department.



Signature



Date

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

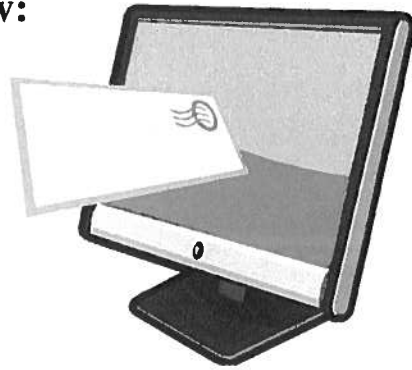
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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](http://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.**



# FACT SHEET

## Brownfield Cleanup Program

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

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

December 2012

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

This fact sheet is to inform the public of an Interim Remedial Measure (IRM) and to invite the public to comment on the 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>

#### Interim Remedial Measure

The IRM will include the removal of asbestos containing materials, lead based paint, fluorescent lights and ballasts and mold 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. The IRM will also look for and remove underground storage tanks on the property.

#### 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 by Alex I East, LLC ("applicant") 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 December 26, 2012 through January 26, 2013. The proposed plan is available for review at the locations 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 former 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/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360098>

## 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

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*.

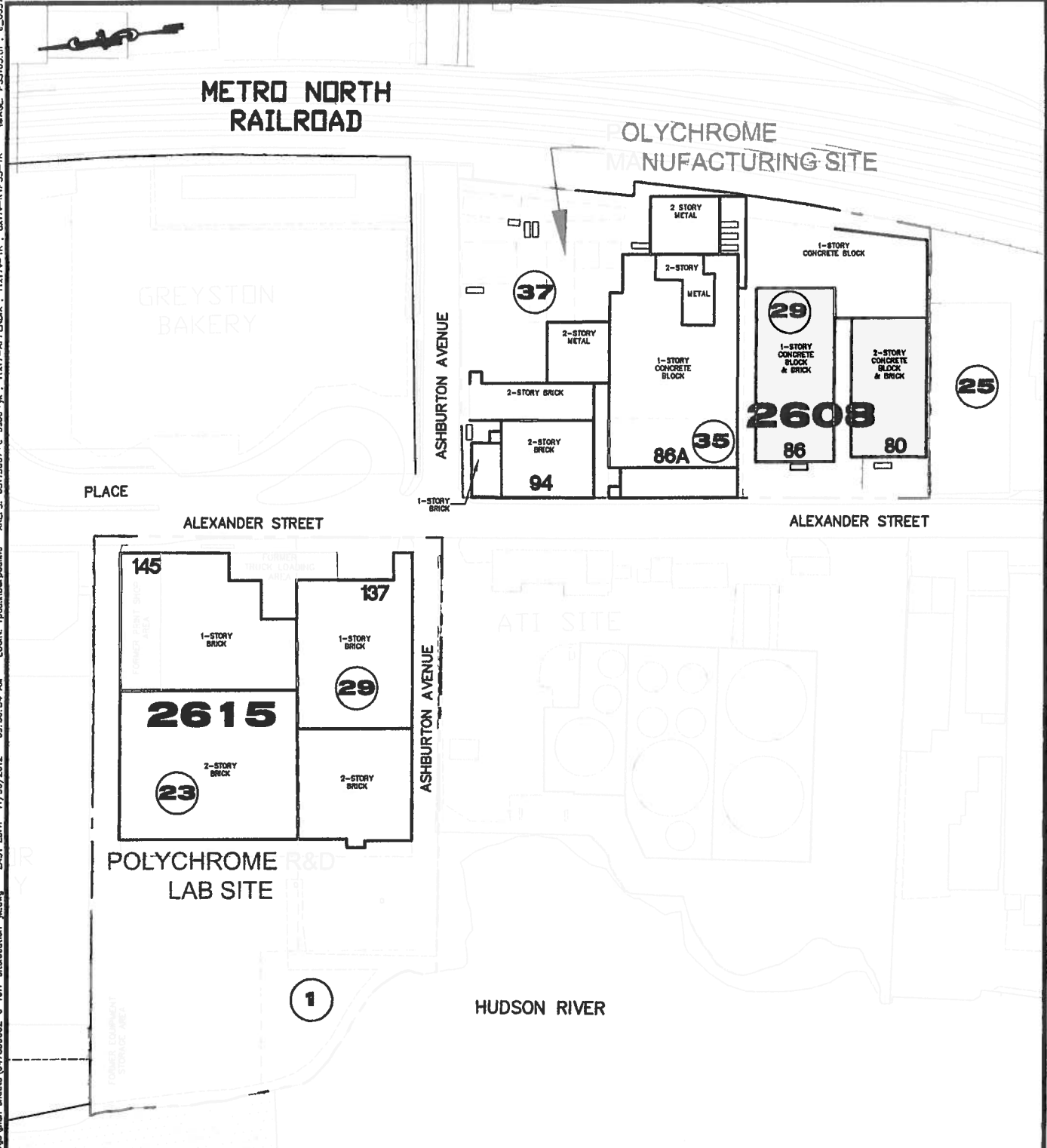


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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.

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PROJECT TITLE		
POLYCHROME SITES		
SHEET TITLE		
SITE LOCATION MAP		
DATE: 11/29/2012	DRN. BY: RP	PROJ. NO.: K47850002
SCALE: 1"=120'	CK'D BY: CB	SHT. NO.: 1 OF 1