



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Kimball Residences
DEC Site #: C360141
Address: 1209-1221 Yonkers Ave and 445-453 Brown River Road
Yonkers, NY 10704

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Kimball Residences Site ("site") located at 1209-1221 Yonkers Ave and 445-453 Bronx River Road in the City of 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."

The cleanup activities will be performed and funded by 1219 Yonkers Ave LLC. with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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=C360141>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **March 21, 2018** through **May 7, 2018**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public 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.

The proposed remedy consists of:

- The BCP volunteer is proposing a Track 1 (unrestricted) remedy. This will include the excavation and off-site disposal of all site soils and the top one foot of weathered bedrock. Additional competent bedrock may be removed and used as fill material following screening.
- Two Underground Storage Tanks (USTs) located in the sidewalk adjacent to the site will be investigated and removed as part of the remedial action.

- Site development will include the construction a large residential and commercial development above a multi-level subsurface parking garage. This site development structure must effectively mitigate vapor intrusion. Groundwater use from beneath the site will be restricted by city ordinance.
- The potential for off-site vapor intrusion will be evaluated by the Department.

Summary of the Investigation

- Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, and Polychlorinated Biphenyls (PCBs) and soil vapor samples were analyzed for VOCs.
- Based on investigations conducted to date, the primary contaminants of concern include VOCs and metals in soil and groundwater, and VOCs in soil vapor.
- The VOC tetrachloroethene (PCE) and several metals detected in site soils in exceedance of unrestricted soil cleanup objectives (SCOs). PCE was detected in only one soil sample while metals were detected above unrestricted SCOs in many samples throughout the site.
- PCE and lead were detected in site groundwater in exceedance of groundwater standards. In general, groundwater was not present throughout the overburden or shallow bedrock. Only one turbid groundwater sample was collected from an overburden monitoring well.
- The PCE was detected at elevated levels in soil vapor samples collected from the site.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Site Location: The site is located on Yonkers Avenue and Bronx River Road in the City of Yonkers, Westchester County. It is bordered to the south by Yonkers Avenue and to the east by Bronx River Road. Further to the east is the Bronx River Parkway.

Site Features: The site is irregular-shaped consisting of 8 tax parcels totaling approximately 0.72 acres. There is approximately 200 feet of frontage on the northern side of Yonkers Avenue and approximately 125 feet of frontage of the western side of Bronx River Road. The site formerly contained six buildings, two of which had been damaged by fire. Site buildings were demolished in November and December 2016.

Current Zoning and Land Use: The site is in a BA zone (neighborhood commercial and apartment

housing, high density) in a Residential R-2 occupation classification group.

Past Use of the Site: Various past uses of the site include dry cleaning, a theater, and a gasoline service station.

Site Geology and Hydrogeology: Soil generally consists of brown, fine to medium-grained sandy fill material with varying degrees of gravel from the surface to approximately 8 feet below surface grade (bsg) overlying dense, brown fine to medium-grained native sands and weathered rock from approximately 8 to 20 feet bsg.

The proposed site is located in an area with moderate downward slopes to the southeast, groundwater flow is likely to be to the east, towards the Bronx River. Little groundwater is present in the site overburden or shallow bedrock.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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
Attn: Edward Falcone
16 Thompson Street
Yonkers, NY 10707
phone: 914-779-3774

NYSDEC Region 3
21 South Putt Corners Rd
New Paltz, NY 12561
phone: (845) 256-3000

Who to Contact

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

Project Related Questions

Bill Bennett
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9659
william.bennett@dec.ny.gov

Site-Related Health Questions

Mark Sergott
New York State Department of Health
Empire State Plaza - Corning Tower, Room
1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

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.

