



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Simchah 325 Yonkers Ave, LLC  
323-325 Yonkers Avenue  
Yonkers, NY 10701

July 2021

SITE No. C360184  
NYSDEC REGION 3

### Where to Find Information

Access project documents through the  
DECinfo Locator/On-line repository  
<https://www.dec.ny.gov/data/DecDocs/C360184>  
and at these location(s):

**Yonkers Public Library\***  
Riverfront Library  
One Larkin Center  
Yonkers, NY 10701  
Phone: (914) 337-1500

*(\*Repositories may be temporarily  
unavailable due to COVID-19 precautions.  
If you cannot access the online repository,  
please contact the NYSDEC project  
manager listed below for assistance)*

### Who to Contact

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

#### Project-Related Questions

William Bennett  
NYSDEC  
625 Broadway, 12th Floor  
Albany, NY 12233-7014  
(518) 402-9662  
[william.bennett@dec.ny.gov](mailto:william.bennett@dec.ny.gov)

#### Project-Related Health Questions

Shaun Surani  
NYSDOH  
Bureau of Environmental  
Exposure Investigation  
Empire State Plaza  
Corning Tower - Room 1787  
Albany, NY 12237  
(518) 402-1338  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the Simchah 325 Yonkers Ave, LLC site ("site") located at 323-325 Yonkers Avenue, Yonkers, Westchester County. Please see the map for the site location.

**Remedial Investigation Report:** The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by Simchah 325 Yonkers, LLC ("applicant").

- Access the RIR and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C360184/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Remedial Investigation Report:** A chlorinated volatile organic compound (CVOC), tetrachloroethene (PCE), was found in subsurface soils at a concentration above the protection of groundwater soil cleanup objective. The metal arsenic was also found in subsurface soils at a concentration above the commercial use soil cleanup objective. CVOCs were detected in site groundwater above groundwater standards. Soil vapor intrusion sampling of the on-site building indicated elevated levels of CVOCs in indoor air and sub-slab soil vapor samples.

**Next Steps:** NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). The applicant may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft 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.

# BROWNFIELD CLEANUP PROGRAM

**Site Description:** The site is a 0.23-acre area located at 323- 325 Yonkers Avenue in a suburban portion of the City of Yonkers. The site is a portion of one tax parcel and contains one two-story, slab-on-grade building. The site is bounded by a golf course and bike trail to the north and west, a gas station and waste transfer station to the east, and Yonkers Avenue to the south. The site has been used for commercial purposes since 1917. The site is currently occupied by a commercial building that contains active businesses including a dry cleaner, a deli, and a church. The remaining portions of the site are improved with asphalt-paved parking areas and concrete walkways.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360184) at:

<https://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

**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:

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

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location

