FACT SHEET

Brownfield Cleanup Program

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

Site Name: BICC Cables
DEC Site #: C360051
Address: 1 Point Street
Yonkers, NY 10701

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the BICC Cables site ("site") located at 1 Point Street, Yonkers, Westchester County under New York State's Brownfield Cleanup Program. 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 by the Brownfield Cleanup Program (BCP) applicant with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities
The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

Removal of contaminated sediment located under the sole remaining building at the Site known as the EPRI Building (Blue Cube). This is the final Dredge Certification Unit to be remediated (Area 2B2) and since the EPRI Building is constructed on piles in the Hudson River, it will require specialized hydraulic dredging equipment.

Removal of soil from a small area at the entrance of the Site known as the "Wedge Area" where truck traffic has transported waste in and out of the Site during the remediation.

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have reviewed and approved Supplemental Sediment Remedial Action Work Plan (RAWP) submitted by Volunteer One Point Street, Inc. to remediate the sediment contamination under the EPRI building. The Wedge Area Supplemental Remediation Work Plan is still subject to final review and approval. This final remedial work will begin on or about September 30, 2013. The Fact Sheet is intended to advise the surrounding community regarding the commencement of this work.

Next Steps
After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location: The BICC Cables site is located at 1 Point Street in Yonkers, New York in an urban industrial area adjacent to the Hudson River.

Site Features: The site is approximately 14 acres of which at one point contained 360,000 sq. ft. of warehouse/office space structures. The EPRI Building is the only remaining structure. The rest of the site is open or paved/unpaved lots and is predominantly flat with commercial properties on all sides.

Current Zoning/Use(s): The site is currently inactive, and is zoned for industrial/commercial use. The surrounding parcels are currently used for a combination of commercial and industrial. The nearest residential area is approximately 100 feet to the east on Point Street and Ravine Ave. There are no schools or any recreational facilities in the immediate vicinity (closest is approximately 1500 ft away).

Historic Use(s): The facility, in operations since 1886, manufactured high voltage cables until 1996. Aerial photo's show that the property was expanded (into the Hudson River) via fill material from 1940 to 1976. This property is on the Inactive Hazardous Waste Disposal Site Registry and it is being addressed under the Brownfield Cleanup Program (BCP). On site disposal of waste material, improper handling practices of products and chemicals and spillage are responsible for the PCB and metals contamination present at the site.

Prior to 1898: The landmass beneath the majority of the Site buildings was created through filling prior to 1898. Site occupants during that time included: S. S. Hepworth & Co. (c. 1886 to 1890) who manufactured sugar machinery and tools and India Rubber Gutta Percha Insulating Co. (1890 to 1915) – a wire and cable manufacturer.

1915 to 1930: At the beginning of their occupancy, Habirshaw Wire Company manufactured paper insulated, lead-jacketed cables at the Site. Materials for these cables included: paper insulation wound over a conductor, then oil impregnated, and covered by a lead sheath, bitumen and rubber. Later on Habirshaw expanded their cable and wire product line. They included rubber insulated and jacketed cables that required rubber mixing equipment and continuous vulcanizing steam lines and armored submarine cable that required the use of asphalt and jute to provide water resistance along with braided steel sheathing to protect the cable from mechanical damage.

1930 to 1984: Phelps Dodge acquired the facility in 1930 and continued to produce the Habirshaw Wire Company product line. By the 1960s, production began to focus on paper wrapped cables that included the use of highly refined rosins and later refined hydrocarbon oils as the dielectric fluids to replace the rosins. Rubber jacketed cable manufacturing was phased out at the Site by the early 1960s. About that time, the manufacturing of armored submarine cable was also discontinued. Higher voltage cables and solid dielectric cable with insulation made of polyethylene (PE) and ethylene propylene rubber (EPR) for medium voltage distribution applications were developed and manufactured at the Site beginning in the 1960s.

1984 to 1996: Cablec (later merged into BICC Cables Corp.) acquired the facility in 1984. The product line was narrowed further to focus on the growing electric distribution market for which paper, lead, PE and EPR were used. However, Cablec moved the solid dielectric cable manufacture of PE and EPR to other facilities. Some of the PE and EPR cables that were manufactured at other BICC factories were shipped to the Site for finishing with application of a lead jacket to provide protection against mechanical abuse and moisture. The principal materials used for cable manufacture after 1984 at the Site were paper, dielectric oil and lead with polyethylene or PVC applied as jackets over the lead. As a result of a decline in the market for paper insulated leadjacketed cable, BICC ceased manufacturing operations at the Site in 1996.

In 1997, following the closure of manufacturing operations, an environmental investigation began at the Site in accordance with a Petroleum Spills Order (Administrative Order on Consent DC-0001-97-06). The investigation involved collecting environmental media samples and interior building material samples. Based upon the discovery of PCBs at concentrations above 50 parts per million (ppm) in the Yard soils during the Petroleum Spills Investigation, the Site was classified as a Class 2 site under the New York State Inactive Hazardous Waste Disposal Site Program in 1999.

One Point St., LLC (the Volunteer) is the present owner, who submitted an application to address this site under the BCP. The site was accepted into the Brownfields program in May 2005.

A record of decision was signed in March 2005.

Site Geology and Hydrogeology:

The Site was divided into four soil areas: North Yard, South Yard, Below Buildings and BICC Parking Lot. Different materials were used to establish the landmass in these four areas. Test results confirm that clean, sand fill was used to raise the elevation of the BICC Parking Lot east of the railroad tracks located on Point Street. West of the railroad tracks, fill material extends to the silt layer, located a maximum depth of 20 feet below grade. The landmass west of the railroad tracks was created through the placement of historic fill (South Yard and Below Building) and historic fill and operational debris (North Yard).

Groundwater is encountered at the Site from a minimum of 2.3 feet below ground surface (bgs) to a maximum of 13.5 feet bgs. Artesian conditions were observed in one well, MW-8. Tidal fluctuations in groundwater elevations in the Site wells range from 0 to 2.3 feet. Groundwater flow from the Site is southwesterly towards the Hudson River.

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=C360051

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 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

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
Riverfront Library
1 Larkin Center
Yonkers, New York 10701

Who to Contact

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

Project Related Questions
Sally Dewes
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9689
sxdewes@gw.dec.state.ny.us

Site-Related Health Questions
New York State Department of Health
Anthony Perretta
New York State Department of Health
Bureau of Environmental Exposure Investigation
Flanigan Square, 547 River Street
Troy NY 12180
518-402-7860
beei@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.

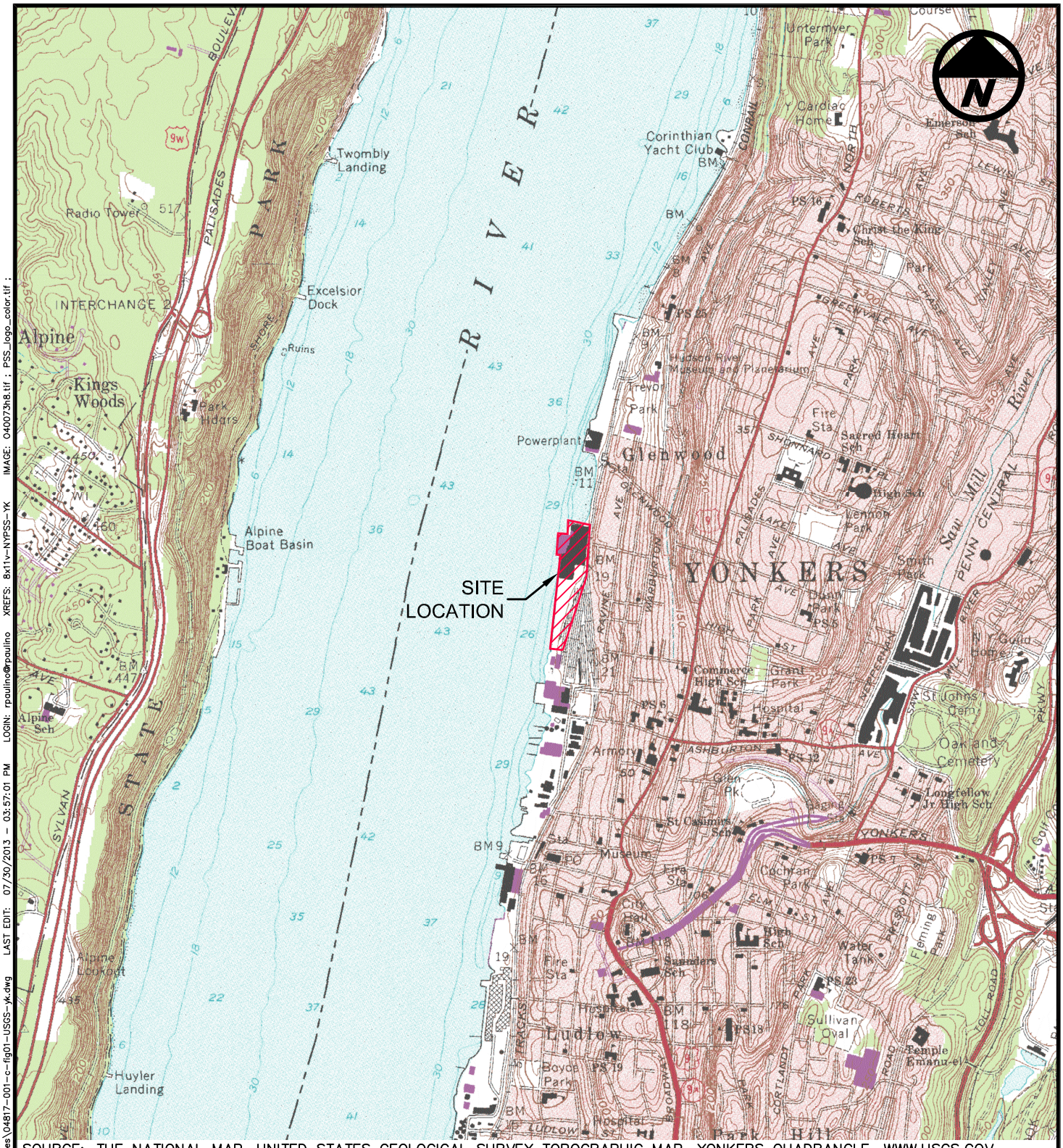
Receive Site Fact Sheets by Email



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.

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



SOURCE: THE NATIONAL MAP, UNITED STATES GEOLOGICAL SURVEY TOPOGRAPHIC MAP, YONKERS QUADRANGLE, WWW.USGS.GOV

PS&S
55 MAIN STREET, 3RD FLOOR
YONKERS, NEW YORK 10701
PHONE: (914) 509-8600
FAX: (914) 407-1679

PROJECT TITLE

ONE POINT STREET, INC.
FORMER BICC CABLES SITE - SITE MANAGEMENT PLAN
1 POINT STREET, YONKERS, WESTCHESTER COUNTY, NY 10701

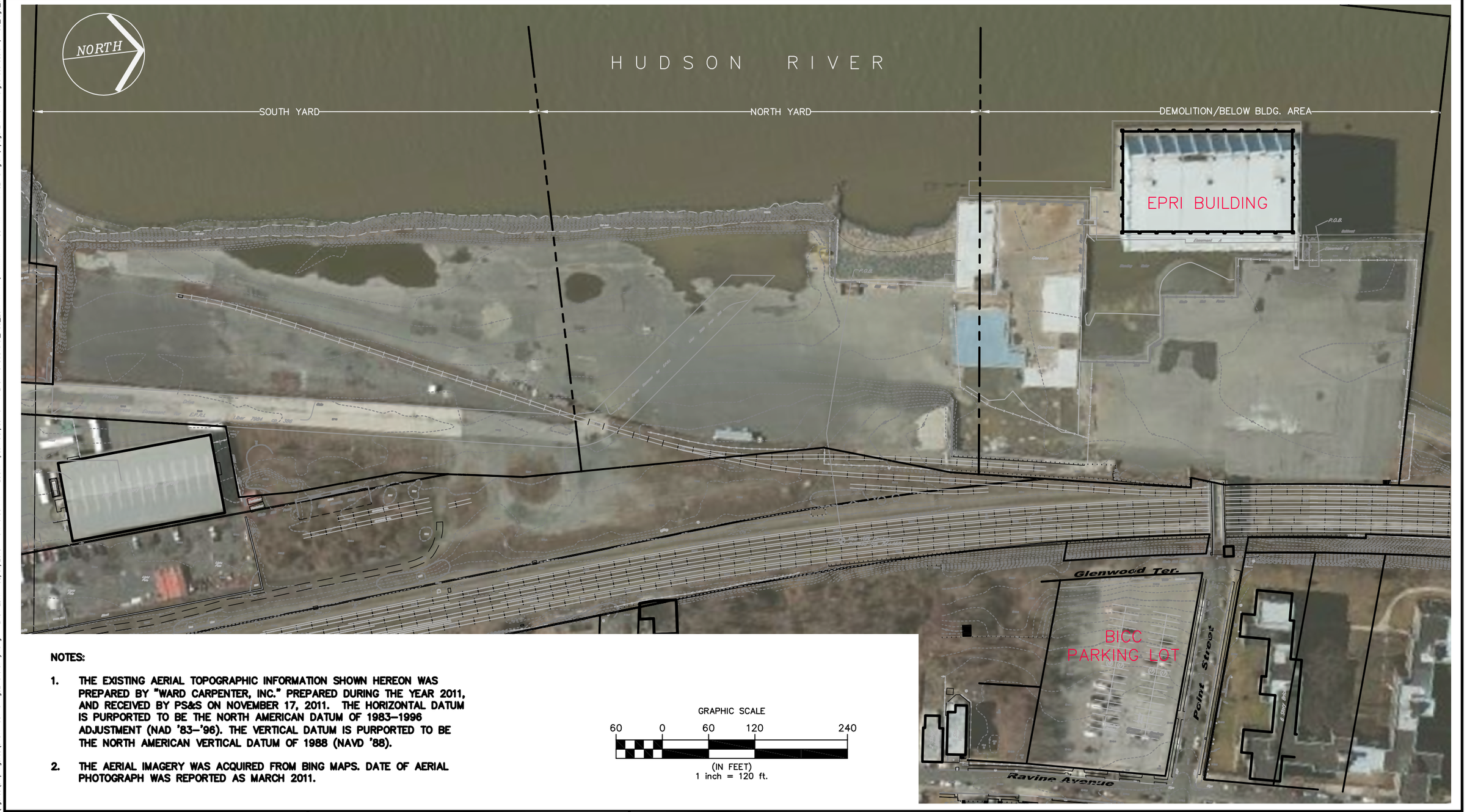
SHEET TITLE

USGS SITE LOCATION MAP
NYSDEC SITE NUMBER: C360051
BROWNFIELD SITE CLEANUP AGREEMENT INDEX NUMBER: W3-1063-05-03

DATE: 07/25/13	DRN. BY: RP	PROJ. NO.: 048170002
SCALE: 1"=2000'	CK'D BY: JMS	SHT. NO.: FIGURE 1

FILE NAME: P:\04817\001\C\Dwgs\figures\smp figures\04817-001-c-fig01-USGS-yk.dwg LAST EDIT: 07/30/2013 - 03:57:01 PM LOGIN: rpaulino@rpaulino XREFS: 8x11v-NYPSS-YK IMAGE: 040073h8.tif ; PSS_logo_color.tif ;

FILE NAME: P:\04817\001\C\Dwgs\figures\smp figures\04817-001-c-fig02-overall-yk.dwg LAST EDIT: 08/01/2013 - 04:40:53 PM LOGIN: rpaulino@ppaulino XREFS: 487860verol_PSS_2011-11-17 ; 11x17h-NYPSS-YK IMAGE: bing.tif ; page 24 from merged sources.tif ; PSS_logo_color.tif ;



NOTES:

1. THE EXISTING AERIAL TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY "WARD CARPENTER, INC." PREPARED DURING THE YEAR 2011, AND RECEIVED BY PS&S ON NOVEMBER 17, 2011. THE HORIZONTAL DATUM IS PURPORTED TO BE THE NORTH AMERICAN DATUM OF 1983–1996 ADJUSTMENT (NAD '83–'96). THE VERTICAL DATUM IS PURPORTED TO BE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

2. THE AERIAL IMAGERY WAS ACQUIRED FROM BING MAPS. DATE OF AERIAL PHOTOGRAPH WAS REPORTED AS MARCH 2011.

GRAPHIC SCALE

60 0 60 120 240

(IN FEET)
1 inch = 120 ft.

NYSDEC SITE NUMBER: C360051

BROWNFIELDS SITE CLEANUP AGREEMENTS INDEX NUMBER: W301063-05-03

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON EXTENSIONS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT.

THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI, AND SARTOR IS PROHIBITED.

COPYRIGHT 2013 PAULUS, SOKOLOWSKI, AND SARTOR – ALL RIGHTS RESERVED.

IT IS A VIOLATION OF NYS EDUCATION LAW, ARTICLE 145 SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PS&S
55 MAIN STREET
3RD FLOOR
YONKERS, NEW YORK 10701
PHONE: (914) 509-8600
FAX: (914) 407-1679

PROJECT TITLE

ONE POINT STREET, INC.
FORMER BICC CABLES SITE
SITE MANAGEMENT PLAN

1 POINT STREET, YONKERS,
WESTCHESTER COUNTY, NY

SHEET TITLE

MARCH 2011
OVERALL AERIAL PHOTOGRAPH
AND SITE PLAN

DATE:	07/31/2013
SCALE:	1"=120'
DRN. BY:	RP
CK'D BY:	JMS
PROJ. NO.:	048170002
SHT. NO.:	FIGURE 2