

Fact Sheet



FACT SHEET

Brownfield Cleanup Program

**Former Austin Avenue Landfill
C360066
City of Yonkers, NY**

March 2006

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate the former Austin Avenue Landfill located on Austin Avenue in the City of Yonkers, New York. See map for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by Austin Avenue Brownfield Redevelopment, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Austin Avenue Brownfield Redevelopment, LLC to participate in the BCP. The application proposes that the site will be used for commercial/industrial purposes.

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from **March 16, 2006** through **April 14, 2006**. The draft RI Work Plan is available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:

Michelle Tipple
New York State Department of Environmental Conservation
Region 3
Division of Environmental Remediation
21 South Putt Corners
New Paltz, New York 12561

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 and business.

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:
www.dec.state.ny.us/website/der/bcp

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment; and
- 4) provide information to support the development of a Remedial Work Plan to address the contamination.

The investigation will be performed by Yonkers Industrial Development Agency (YIDA) with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

The findings of previous investigation indicate measurable, but subtle, groundwater contamination with respect to inorganic constituents, including iron, manganese, chloride and nitrate, and little or no evidence of methane gas. These findings are consistent with inorganic material typical of an ash landfill.

A preliminary review of the existing data also indicates that landfill impacts are isolated, since the various sampling locations at the landfill have distinct chemical “fingerprints”.

The Remedial Investigation (RI) program will include the following main elements:

- Delineation/characterization of the solid waste mass
- groundwater investigation
- geotechnical borings
- explosive gas monitoring
- qualitative human health exposure assessment
- fish and wildlife resource evaluation

Approximately 15-20 test pits will be dug around the perimeter of the waste area. The objective will be to delineate the edge of the landfill waste by direct visual observation of the test pits. Additionally, up to five (5) samples will be collected from the test pits and analyzed for TCLP (toxicity characteristics leaching procedure), Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs) and target analyte list (TAL) metals.

Two (2) existing monitoring wells will be examined to determine their condition for use. These wells will be replaced if necessary and the replacement wells utilized during the groundwater sampling.

Three (3) additional monitoring wells will be installed and groundwater will be sampled and analyzed for VOCs, SVOCs and TAL metals.

Five (5) geotechnical borings will be drilled in site locations to be determined through discussions with Yonkers Industrial Development Agency (YIDA) based on the ultimate end use for the site.

Although previous methane sampling indicates very little methane is being produced by the former landfill, ten (10) methane samples will be collected (five each) along the site’s northern and southern perimeters. Since gas monitoring wells are already present along the southern boundary, five (5) wells will be installed along the northern boundary.

Site data will be evaluated to determine whether human receptors, both on-site and off-site, are potentially exposed. Additionally, a Fish and Wildlife Resource Evaluation will be completed to provide an initial screening of potentially affected fish and wildlife resources in connection with the site.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repository (see below). After the RI Work Plan is approved, YIDA may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about {insert time frame}.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of the former Austin Avenue Landfill Site.

Background

The former Austin Avenue Landfill site consists of approximately 20-acres located on the south side of Austin Avenue, just west of Sprain Brook Road and the New York State Thruway in Yonkers, New York. The former Austin Avenue landfill is situated on the site, and contains primarily incinerator ash as well as bulky waste, including trees, brush and building debris. The site is currently vacant, and since the landfill closed it has become covered by invasive vegetation, consisting of various species of grasses and shrubs. The natural topography of the site is steep, with a vertical drop of more than 100 feet from a ridge at the western site boundary to Sprain Brook, which is a distance of approximately 1,200 feet.

FOR MORE INFORMATION

Document Repositories

Document repositories have been established at the following locations to help the public to review important project documents. These documents include the draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

Yonkers Public Library
Riverfront Branch
One Larkin Center
Yonkers, NY 10701
(914) 375-7940

NYSDEC
Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3000

Who to Contact

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

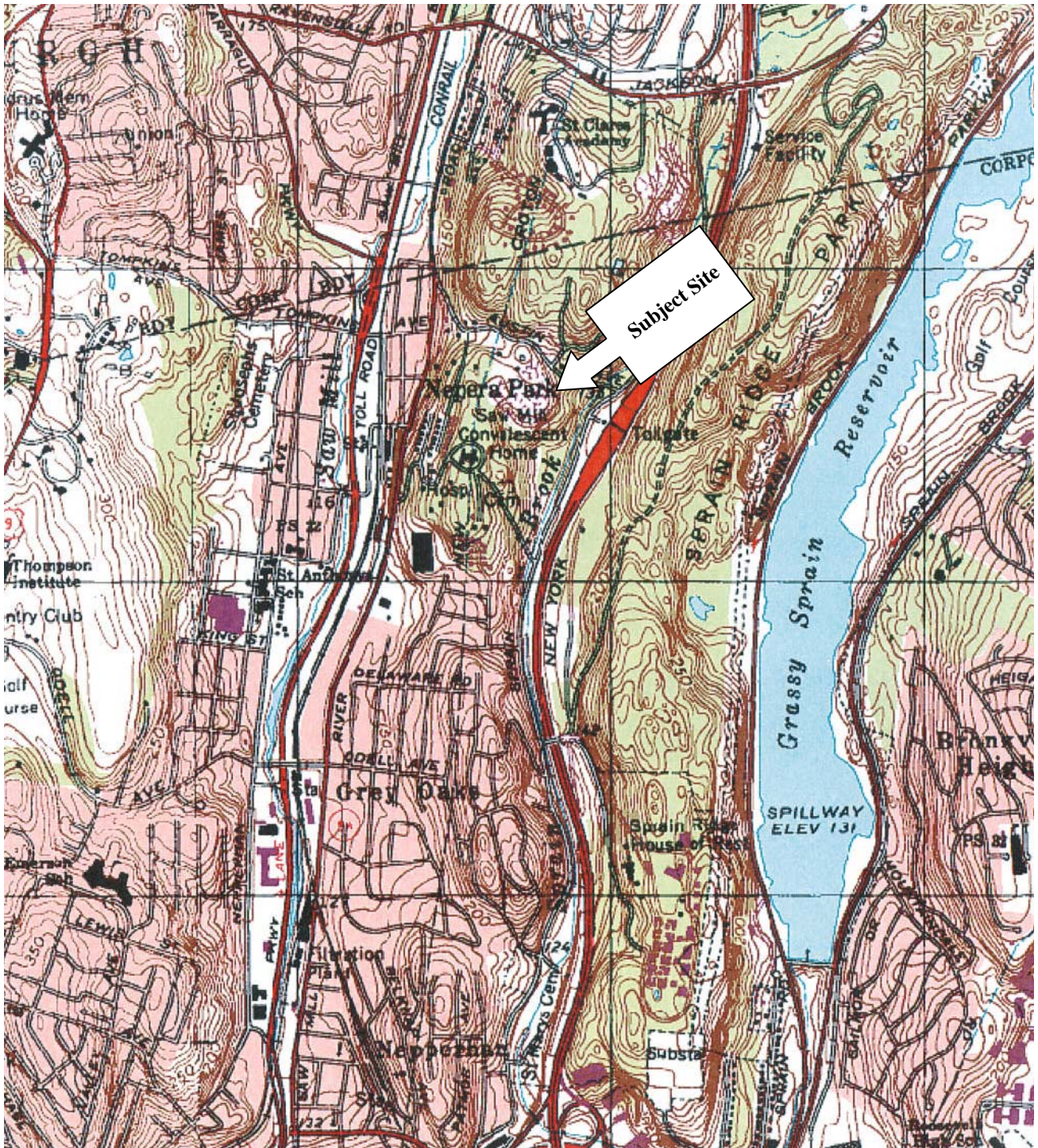
Project Related Questions

Michelle Tipple
New York State Department of Environmental
Conservation
Region 3
21 South Putt Corners
New Paltz, NY 12561
(845) 256-3153

Health Related Questions

Ian Ushe
New York State Department of Health
547 River Street
Troy, NY 12180
(800) 458-1158, ext. 27850

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.



Site Location Map

January 2006

N5024

Not to Scale

Former Austin Ave Landfill
Yonkers, New York

BCP Site #C360066
Former Austin Avenue Landfill
Yonkers, New York 10701