

**New York State Department of Environmental Conservation****Brownfield Cleanup  
Program**

**Former Austin Avenue Landfill  
C360066  
City of Yonkers  
Westchester County, New York**

**October 2007**

## **Draft Remedial Action Work Plan Available for Public Comment**

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have received a Remedial Investigation Report (RIR) and a draft Remedial Action Work Plan (RAWP) for a site located at Austin Avenue and Corporate Drive in the City of Yonkers, Westchester County. See the attached map (Figure 1) for the location of the site. The "Remedial Investigation Report and draft Remedial Action Work Plan (RAWP)" were submitted on July 12, 2007 by the Austin Avenue Redevelopment, LLC (Austin Ave, LLC) under New York's Brownfield Cleanup Program.

On September 7, 2004 NYSDEC accepted an application submitted by Austin Ave, LLC to participate in the Brownfield Cleanup Program (BCP). The application proposes that the site will be used for commercial purposes.

The Remedial Investigation Work Plan (RIWP) was approved by NYSDEC on May 9, 2006, following the close of a 30 day public comment period. The Remedial Investigation (RI) was conducted at the site from November 2006 until June 2007.

### **Public Comments About the Remedial Action Work Plan**

NYSDEC is accepting written public comments about the draft RAWP for 45 days, from October 3, 2007 through November 17, 2007. The draft RAWP is available for public review at the document repositories identified at the end of this fact sheet.

**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](http://www.dec.state.ny.us/website/der/bcp)**

that the results of remediation will protect public health and the environment; and 3) provide a detailed description of the remedy selected to address site contamination.

Written comments should be submitted to:

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

### **Highlights of the Draft Remedial Action Work Plan**

The Remedial Action Work Plan has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) explain why the Remedial Action Work Plan concludes

Austin Ave, LLC will perform the remediation work with oversight by NYSDEC and the NYSDOH.

*“Remediation”* means all necessary actions to address any known or suspected contamination associated with the site.

### **Remedial Investigation**

The RI approach was to characterize subsurface soil and groundwater and to identify potential contamination sources at the site. The principal potential source of site contamination identified by the RI is ash fill material that had been historically deposited at the site during years of operation as a landfill. The ash was found to contain metals, including lead and copper, above brownfield soil cleanup objectives (SCOs) for commercial use.

The RI also indicates that the ash, while above commercial SCOs, does not appear to be a source of groundwater contamination. Nor does the ash appear to be a source of landfill gases such as methane and hydrogen sulfide. Surrounding commercial businesses and residential homes are served by a municipal potable water system.

### **Proposed Remedial Action**

The overall remediation objectives are to meet, to the extent feasible, standards, criteria, and guidance, and be protective of human health and the environment. The remedial goals for this site are to:

- remove and/or contain on-site sources of contamination;
- prevent off-site migration of on-site contamination;
- eliminate or mitigate on-site environmental or public health exposures to any on-site contamination that may remain in soil, groundwater, and/or soil gas.

No specific remedial actions are proposed relative to groundwater for this site, except for a groundwater use restriction. RI analytical data indicate that the fill has not negatively impacted groundwater quality at the site, nor is there evidence that site groundwater is negatively impacting off-site areas. Contact with groundwater following redevelopment will be eliminated by institutional controls that prohibit groundwater use.

The remediation elements for this site include engineering controls and institutional controls to meet the stated remedial action objectives and support the intended end use for the site. A detailed discussion of the proposed engineering and institutional controls is described in the draft RAWP. In summary, fill material that exceeds commercial SCOs will be covered with clean fill to prevent exposure, and ventilation will be integrated in new building foundation designs as a precautionary measure to preempt the buildup of landfill gases near buildings.

### **Next Steps**

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Report and the draft RAWP. NYSDOH must concur in the approval of the RI Report and draft RAWP. The approved RI Report and draft RAWP will be placed in the document repositories (see below). After the RI Report and RAWP are approved, Austin Ave, LLC may proceed with the remediation of the site. It is estimated that the remediation will take about 120 days.

### **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 and the NYS Thruway in Yonkers, New York. The former 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. Since the landfill closed, it has become

covered with 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 are separated by 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 RI Work Plan, RI Report, draft RAWP and BCP application.

Yonkers Public Library  
Riverfront Branch  
One Larkin Center  
Yonkers, NY 10701  
(914)375-7940  
Mon.-Fri 9:00am – 4:30 pm  
Saturday 9am – 5pm  
Sunday 12pm – 5pm

NYSDEC  
Region 3 Office  
21 South Putt Corners Road  
New Paltz, New York 12561  
(845) 256-3154

Mon.-Fri. 9am-4pm

### **Who to Contact**

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

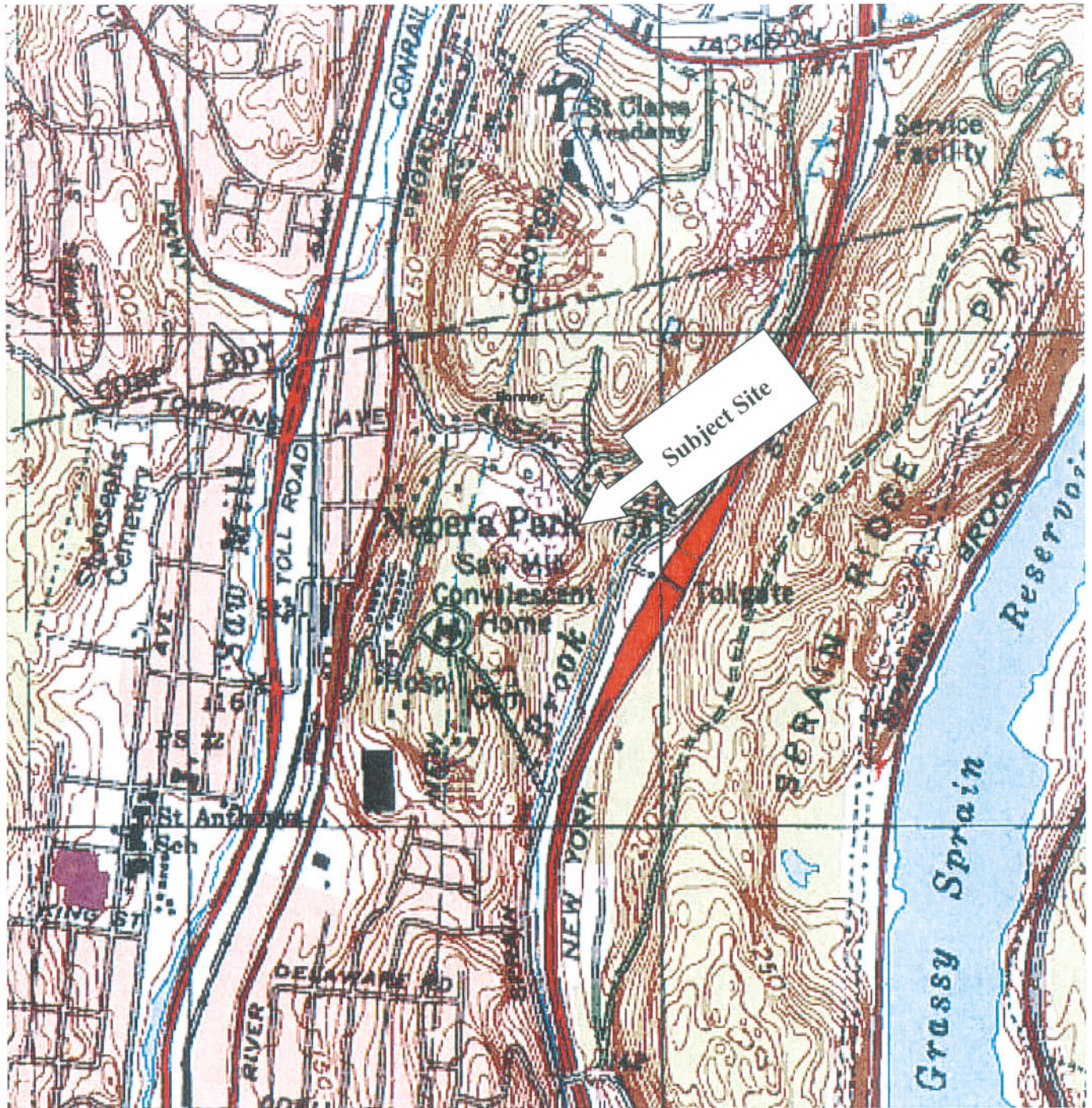
#### Project Related Questions

Michelle Tipple  
New York State Department of Environmental  
Conservation, Region 3  
21 South Putt Corners Road  
New Paltz, New York 12561  
(845) 256-3153  
mxtipple@gw.dec.state.ny.us

#### Health Related Questions

Nathan Walz  
NYS Dept. 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

October 2007

N5024

Not to Scale

Former Austin Ave Landfill  
Yonkers, New York

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