



FACT SHEET

Brownfield Cleanup Program

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

December 2009

Remedial Investigation Report Approved; Remedial Work Plan Available for Public Comment Public Comment Period Announced

An investigation has been completed for a site located at Austin Avenue and Corporate Drive in the City of Yonkers, Westchester County, under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. In July 2007 Austin Avenue Redevelopment, LLC (Austin Ave, LLC) submitted to the New York State Department of Environmental Conservation (NYSDEC) a Remedial Investigation (RI) Report and draft Remedial Work Plan (RWP). The RI Report describes the results of the environmental investigation of the site, and was approved by NYSDEC on May 20, 2009.

On September 7, 2004 NYSDEC accepted an application submitted by Austin Ave, LLC to participate in the Brownfield Cleanup Program (BCP). The application proposed that the site would be used for commercial purposes. In October, 2007, a Remedial Work Plan was submitted for public comment which presented a strategy to remediate the site for its intended commercial use. Thereafter, the Volunteer requested action be held in abeyance while consideration was given to using the property for residential, rather than commercial purposes. The RWP now being presented addresses the more restrictive residential, rather than commercial, future use of the property.

The public comment period for the Remedial Work Plan is open from December 7, 2009 to January 21, 2010. Written comments should be directed to NYSDEC Project Manager listed at the end of this Fact Sheet.

Highlights of the Draft Remedial Work Plan

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

The Remedial 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 Work Plan concludes 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. The work will be performed by Austin Ave, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Based upon data developed from monitoring wells during the course of the Remedial Investigation, the

groundwater does not appear to be significantly impacted on this site. However, an institutional control will be put in place to prohibit the use of on-site groundwater if the site is redeveloped. Although no specific remedial actions are contemplated for groundwater at this time, a monitoring well down-gradient of the site (between the site and the Sprain Brook) will also be installed and additional groundwater sampling will be conducted after all groundwork has been completed.

Engineering controls will be implemented to address fill material and soil found to exceed soil cleanup objectives. Such materials will be delineated with a plastic mesh barrier and then covered with clean soil to prevent any future exposures. In addition, any buildings constructed on the site will be required to have ventilation systems integrated into their foundation designs as a precautionary measure to prevent the buildup of landfill gases.

Significant Threat Determination

In its present state, NYSDEC has determined that this site does not pose a significant threat to the environment or the public. NYSDOH has concurred in this determination. Continual reassessment of the threat will have to be done during any construction activities that involve below grade work and the potential of soil vapor intrusion into any new building (s).

Next Steps

NYSDEC will consider public comments received during the 45-day public comment period while it completes its review, has any necessary revisions made and, if appropriate, approves the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repositories. When NYSDEC approves the Remedial Work Plan, Austin Ave. LLC may proceed with the design and construction of the site remedy. It is estimated that design and construction activities will take about 90 days.

NYSDEC will keep the public informed during the remediation of the Austin Avenue/Corporate Drive site.

Background

The former Austin Avenue/Corporate Drive 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 site includes a former landfill that 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 Report, draft RWP and the 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:

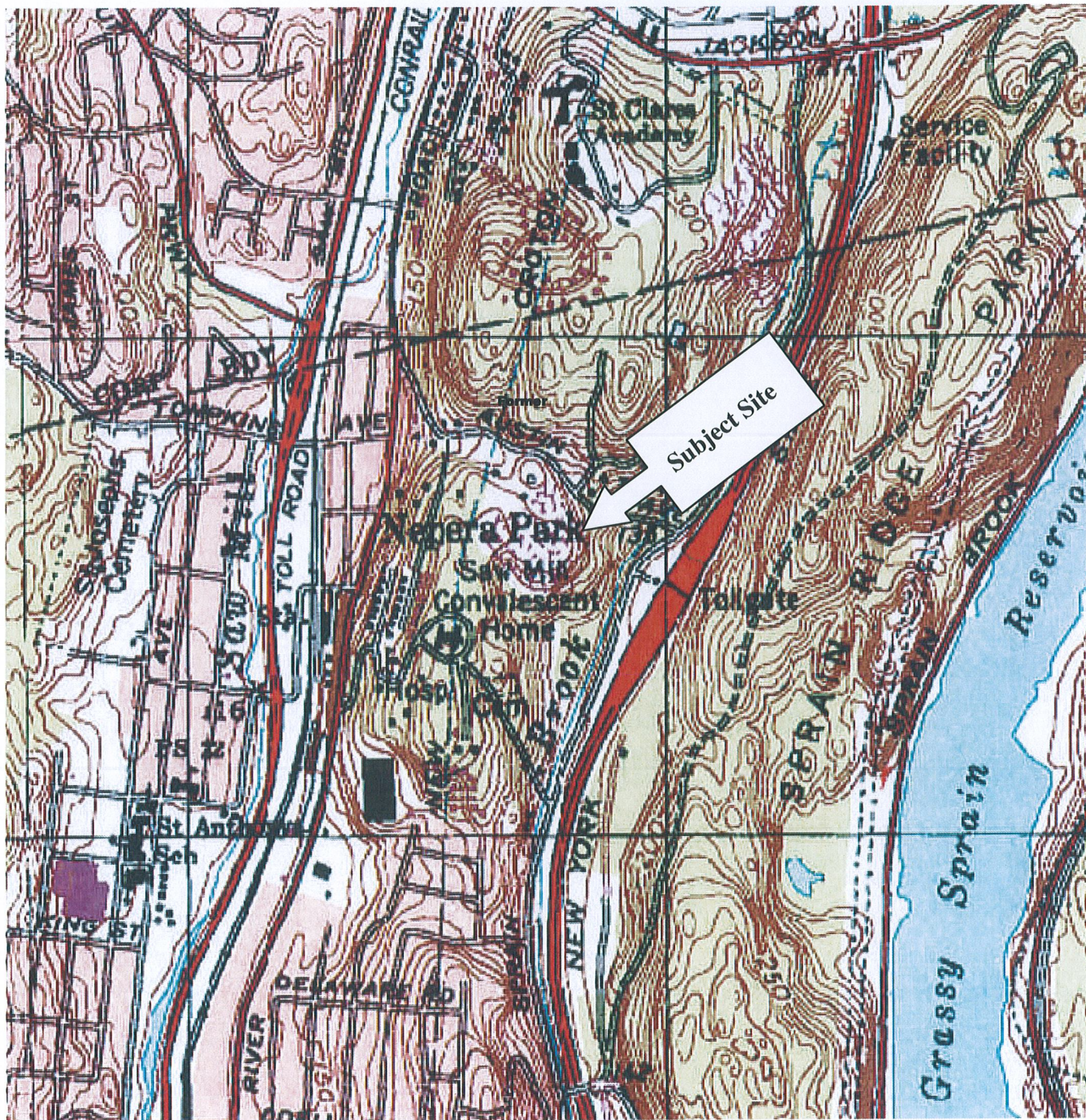
Project Related Questions

Michelle Tipple
 New York State Department of Environmental
 Conservation, Region 3
 21 South Putt Corners Road
 New Paltz, New York 12561
 (845) 256-3146

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

November 2009

N5024

Not to Scale

Former Austin Ave Landfill
Yonkers, New York

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