



# FACT SHEET

## Brownfield Cleanup Program

**Former Austin Ave Landfill Site**  
**Site No. C360066**  
**City of Yonkers, Westchester County, New York**

**June 2010**

### **Cleanup Action to Begin at Brownfield Site Announced**

Action is about to begin (under New York's Brownfield Cleanup Program) that will address contamination at the Former Austin Ave Landfill Site located at Corporate Drive and Austin Avenue in the City of Yonkers, NY under New York's Brownfield Cleanup Program. See map for site location.

The cleanup action for the site includes installation of a cover to allow for restricted residential use of the site. The cover will consist either of structures such as buildings, pavement, sidewalks comprising any site development, or a soil cover in areas where the upper two feet of exposed surface soil exceeds restricted residential soil cleanup objectives (SCOs). Where the soil cover is required, it will be a minimum of two feet in depth and will meet the restricted residential SCOs set forth in 6NYCRR Part 375-6.8(d). The upper six inches of the soil will be of sufficient quality to maintain a vegetative layer. Non-vegetated areas (buildings, roadways, parking lots, etc.) will be covered by a newly installed paving system or concrete at least six inches in thickness. The cleanup activities will be performed by Austin Ave Brownfield Redevelopment, LLC. The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) will provide oversight.

**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: [www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

#### Announcement

Work to begin on  
Former Austin Ave Landfill Site  
on or about June 30, 2010

#### **Highlights of the Upcoming Cleanup Activities**

The cleanup activities are intended to:

- 1) address contamination at the site to achieve cleanup levels that protect public health and the environment, and
- 2) account for the intended or reasonably anticipated future use of the site.

The upcoming cleanup activities will address primary

contaminants of concern, which are inorganics (metals). PCB (polychlorinated biphenyl) Aroclor (1260) and pesticides were detected in initial groundwater sampling, but not detected during a re-sampling event. During future development activities, an evaluation and/or mitigation of vapor intrusion into buildings that may be developed on the site will be required.

### **Next Steps**

The applicant is expected to begin cleanup activities at the site on or about June 30, 2010. These activities are anticipated to take about 6 months.

After the applicant completes the cleanup activities, a Final Engineering Report will be prepared 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 then will issue a Certificate of Completion to the applicant.

The applicant would be eligible to redevelop the site after it receives a Certificate of Completion. In addition, the applicant:

- 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**

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for residential purposes.

The Austin Avenue Landfill Site was historically used for the disposal of incinerator ash. The site consists of an inactive 20 acre municipal solid waste landfill, which was operated by the City of Yonkers from the 1960s until 1979. The land use on surrounding properties includes residential and commercial/retail establishments. Prior uses which appear to have led to site contamination include disposal of solid wastes which consisted primarily of incinerator ash, but also included other types of solid waste such as household garbage, land-clearing debris and construction and demolition debris (C&D).

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available at the following location(s) to help the public stay informed. These documents include the site BCP Agreement and the Remedial Work Plan.

Yonkers Public Library  
Riverfront Branch  
One Larkin Center  
Yonkers NY 10701  
(914) 375-7940  
Mon – Fri 9 am – 4:30 pm  
Sat 9 am – 5 pm  
Sun 12 pm – 5pm

NYSDEC  
Region 3 Office  
21 South Putt Corners Road  
New Paltz NY 12561  
(845) 256-3154  
Mon – Fri 9 am – 4 pm

### **Who to Contact**

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

#### Project Related Questions

Randy Whitcher  
New York State Department of  
Environmental Conservation  
Remedial Bureau C  
625 Broadway  
Albany NY 12233  
(518) 402-9662

#### Site-Related Health Questions

Nathan Walz  
New York State Department of Health  
547 River Street  
Troy NY 12180  
(800) 458-1158 ext 27880

**If you know someone who would like to be added to the site contact 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.**