



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Austin Avenue Landfill

DEC Site #: C360066

Address: 323 Sprain Road
Yonkers, NY 10710

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Austin Avenue Landfill site ("site") located at 323 Sprain Road, Yonkers, Westchester County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup was performed by Austin Avenue Brownfield Redevelopment, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

1. In accordance with the approved site remedy, contaminated soil was capped with a soil cover;
2. An environmental easement has been placed on the site to restrict the use of site groundwater and limit the use of the site to restricted-residential; and
3. Contamination remaining on site will be managed under an approved Site Management Plan.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Monitoring Plan
- Environmental Easement
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been or will be put in place on the site:

- Cover System

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: The Austin Avenue Landfill site is located in an urban portion of Westchester County, on Austin Avenue, in the City of Yonkers. It is bound by Corporate Drive to the west, Austin Avenue to the north, and Sprain Road to the east.

Site Features: The site is a former landfill and is currently vacant, with a natural vegetative cover. The Sprain Brook runs along the eastern border of the site.

Current Zoning and Land Use: The site is vacant and is zoned for commercial and residential use. The nearest residential area is 100 feet to the northeast of the site.

Past Use of the Site: The site began receiving waste in the 1960s and continued operation until 1979. Disposal of incinerator ash, household garbage, land-clearing debris, and construction/demolition debris have led to the site's contamination.

Site Geology and Hydrogeology: On-site overburden materials consist of fill material from the surface down to about 36 feet below ground surface. Bedrock outcrops are present in the northern portion of the site, near Austin Avenue. Groundwater is present above the fill material and flows to the east, toward the Sprain Brook.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360066>

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
Attn: Attn: Riverfront Branch
One Larkin Center
Yonkers, NY 10701
phone: 914-337-1500

NYSDEC - Region 3
Attn: Attn: Please call for an appointment
21 South Putt Corners
New Paltz, NY 12561
phone: 845-256-3154

Who to Contact

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

Project Related Questions

Randy Whitcher
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
randy.whitcher@dec.ny.gov

Site-Related Health Questions

Maureen Schuck
New York State Department of Health
Empire Plaza, Corning Tower, Room 1781
Albany, NY 12237
518-402-7880
BEEI@health.ny.gov

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.

Site Location Map

