



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Ludlow Commons
DEC Site #: C360079
Address: 7 Ludlow Street
Yonkers, NY 10705

Have questions?
See
"Who to Contact"
Below

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation (RI) Report for the Ludlow Commons site ("site") located at 7 Ludlow Street, Yonkers, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation (RI) Report" that was submitted by Westhab, Inc. ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

Sampling of soil, groundwater, and soil vapor was conducted during the RI. The sampling has sufficiently defined the extent of contamination on-site.

Based upon investigations conducted to date, the primary contaminants of concern include petroleum and its associated volatile organic compounds (VOCs).

Soil- Leakage from a centrally located former underground petroleum storage tank appears to be the principal source for the contamination at the site. The tank was removed in 2006, but some of the contaminated soil remains on site. The level of contamination varies from sheens in the vicinity of the source area to odors and staining in areas further away, typically downgradient from the source area. These impacts are typically located at the groundwater interface, between 7 and 12 feet below ground surface (ft bgs). Contamination exhibiting odors and staining at the groundwater interface extends at least as far as the southern property line of the site, and is likely to extend off-site as well.

Groundwater- Groundwater is contaminated by dissolved phase VOCs derived from the petroleum contaminated soil and is likely to be migrating past the southern border of the site. Stale gasoline was observed in monitoring wells in the vicinity of the source area, but these wells were subsequently destroyed.

Soil Vapor- A soil vapor point sample was collected in the vacant two-story building situated on the northeast corner of the site. Elevated concentrations of tetrachloroethylene (PCE), a common dry cleaning solvent, were detected at this location. This chemical is unrelated to the petroleum contamination.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see “Where to Find Information” below). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Ludlow Commons site is located in an urban area at 7 Ludlow Street in the City of Yonkers.

Site Features: The site contains two vacant accessory buildings: a 2-story building in the NE portion of the property and a 1-story building in the north-central portion. The remainder of the property is composed of paved parking and areas of low-growing vegetation.

Current Zoning/Use(s): The site is currently inactive, and is in an A-zone (high density residential apartments). Neighboring uses include two to four family buildings, multi-family residential apartment buildings, residential over retail buildings, and retail stores. A church borders the western edge of the site. There is a fuel oil truck maintenance facility diagonally across the street, to the southeast.

Past Use of the Site: The property was comprised of 4 residential lots, described as Block 185 Lots 48, 50, 51 and 52. In June 1990, the 4 lots were combined as Block 185, Lot 50. Prior use of the property, per the prior owner, was a taxi dispatch/auto repair facility until approximately 2004 when the property became vacant.

Site Geology and Hydrogeology: Soils on the property consist a layer of miscellaneous fill materials overlying glacial deposits that are underlain by weathered gneiss bedrock. Depth to bedrock ranges from 5 ft to 14 feet and deeper. Groundwater flow direction is towards the southwest.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C360079>

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 may 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 - Riverfront Branch
Attn: John A. Favareau
One Larkin Center
Yonkers, NY 10701
phone: 914-337-1500

NYSDEC, Region 3
Attn: Please call for an appointment
21 S. Putt Corners Road
New Paltz, NY 12561
phone: 845-256-3018

Who to Contact

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

Project Related Questions

William Wu
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
william.wu@dec.ny.gov

Site-Related Health Questions

Melissa Doroski
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
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.

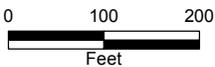
Receive Site Fact Sheets by Email

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.



Figure

Site Map

Ludlow Commons
City of Yonkers, Westchester County
Site No. C360079



Department of
Environmental
Conservation