



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

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to 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."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from February 25, 2015 through April 12, 2015. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan

The cleanup plan is described in a detailed "Remedial Work Plan" (RWP). The proposed "Track 4" remedy consists of:

Soil excavation- Petroleum-contaminated soil that constitutes source material will be removed and transported off-site for treatment and disposal. An estimated 500 to 1,000 cubic yards of soil will be removed.

In-situ chemical oxidation (ISCO)- A chemical oxidant shall be deployed on the site to remediate the residual soil and groundwater contamination not already removed by the soil excavation.

Soil cover and capping- A 2-foot clean soil cover system and demarcation layer shall be placed in areas not already covered by buildings, sidewalks, and pavement to allow for restricted-residential use of the site.

Mitigation of soil vapor intrusion (SVI) impacts- An evaluation of the potential for SVI for any new buildings developed on the site and necessary actions to address exposures related to SVI shall be implemented. Such actions may include the installation of a vapor barrier and an

active sub-slab depressurization system (SSDS).

Institutional and engineering controls- An environmental easement will be placed on the property by the applicant. This easement: will require it to prepare and submit to NYSDEC a periodic certification of institutional and engineering controls; will allow the property to be used for restricted residential, commercial, and industrial uses; will restrict the use of groundwater; and will require compliance with the Department approved Site Management Plan (SMP). A SMP will be developed, which includes details for maintaining the 2-foot clean soil cover system, periodic review report submittals, and soil vapor intrusion provisions.

Additional Details

In addition to the proposed remedy described above, an off-site monitoring well across the street, south of the site, shall be installed to delineate off-site dissolved VOCs (volatile organic compounds) in the groundwater and to evaluate the effectiveness of the remedy.

The proposed remedy was developed by Westhab, Inc. ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

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 consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial

Work Plan is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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/cfm/external/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 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.

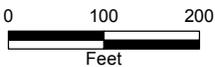


Figure
Site Map
Ludlow Commons
City of Yonkers, Westchester County
Site No. C360079



Department of
Environmental
Conservation