



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

Cleanup Action Begins at Brownfield Site

Action is beginning that will address the contamination related to the Ludlow Commons site ("site") located at 7 Ludlow Street, Yonkers, Westchester County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities will be performed by Westhab, Inc., Ludlow Commons Housing Development Fund Corporation, and Ludlow Commons Limited Partnership ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

Soil excavation - Approximately 500 cubic yards of petroleum-contaminated soil that constitutes source material will be removed and transported off-site for disposal. An additional 500 cubic yards of surface soil will be removed to accommodate installation of the cover system as described below.

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 - Any on-site buildings will be required to have a sub-slab depressurization system, or a similar engineered system, to prevent the migration of vapors into the building from soil and/or groundwater.

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.

#### **Next Steps**

After the applicants complete the cleanup activities, they will prepare a Final Engineering Report 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 will then issue a Certificate of Completion to the applicants.

The applicants would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicants:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions.

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**

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

**Site Features:** The site contained two vacant, unoccupied buildings: a 2-story building in the northeast portion of the property and a 1-story building in the north-central portion. The remainder of the property was composed of paved parking or areas of low-growing vegetation.

**Current Zoning/Use(s):** The site is currently inactive, and is in an A-zone (high density residential apartments), a restricted residential use. 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 four lots, described as Block 185 Lots 48, 50, 51 and 52. In June 1990, the four 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 feet to 14 feet and deeper. Groundwater flow direction is towards the southwest. Depth to groundwater ranges from 8 feet to 10 feet.

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

<http://www.dec.ny.gov/cfm/xtapps/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.**

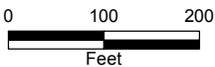
### **Receive Site Fact Sheets by Email**

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 1

Site Location Map  
Ludlow Commons

City of Yonkers, Westchester County  
Site No. C360079



Department of  
Environmental  
Conservation