



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 Completed at Brownfield Site

Action has been completed to 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.

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

http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=C360079

The cleanup activities were performed by Ludlow Commons Housing Development Fund Corporation, Ludlow Commons Limited Partnership, and Westhab, Inc. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

Soil excavation- Approximately 1,500 tons of soil was excavated and disposed of that contained petroleum-contaminated source material. The top two feet of soil was also removed across the site to accommodate installation of the cover system as described below.

In-situ (in-place) chemical oxidation (ISCO)- A chemical oxidant was injected into the subsurface to remediate the soil and groundwater contamination not addressed by the soil excavation.

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

Mitigation of soil vapor intrusion (SVI) impacts- The on-site building has a sub-slab depressurization system to prevent the migration of vapors into the building from soil and/or groundwater.

Institutional and engineering controls- An environmental easement was placed on the property by the applicant.

The easement requires the applicant to prepare and submit to NYSDEC a periodic certification of institutional and engineering controls; allows the property to be used for restricted residential, commercial, and industrial uses (as allowed by local zoning); restricts the use of groundwater; and requires compliance with the Department approved Site Management Plan (SMP). A SMP was developed, which includes details for maintaining the two-foot clean soil cover system, operating and maintaining the sub-slab depressurization system, and submittal of periodic review reports.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see “Where to Find Information” below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- 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 Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

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

Site Features: Based on the remedial program completed, the site has been redeveloped into an 8-story, 71-unit affordable senior housing building. In the past, 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 active with an 8-story residential building, 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.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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: Sandy Amoyaw
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
518-402-9742
william.wu@dec.ny.gov

Site-Related Health Questions

Eamonn O'Neil
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.

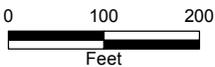


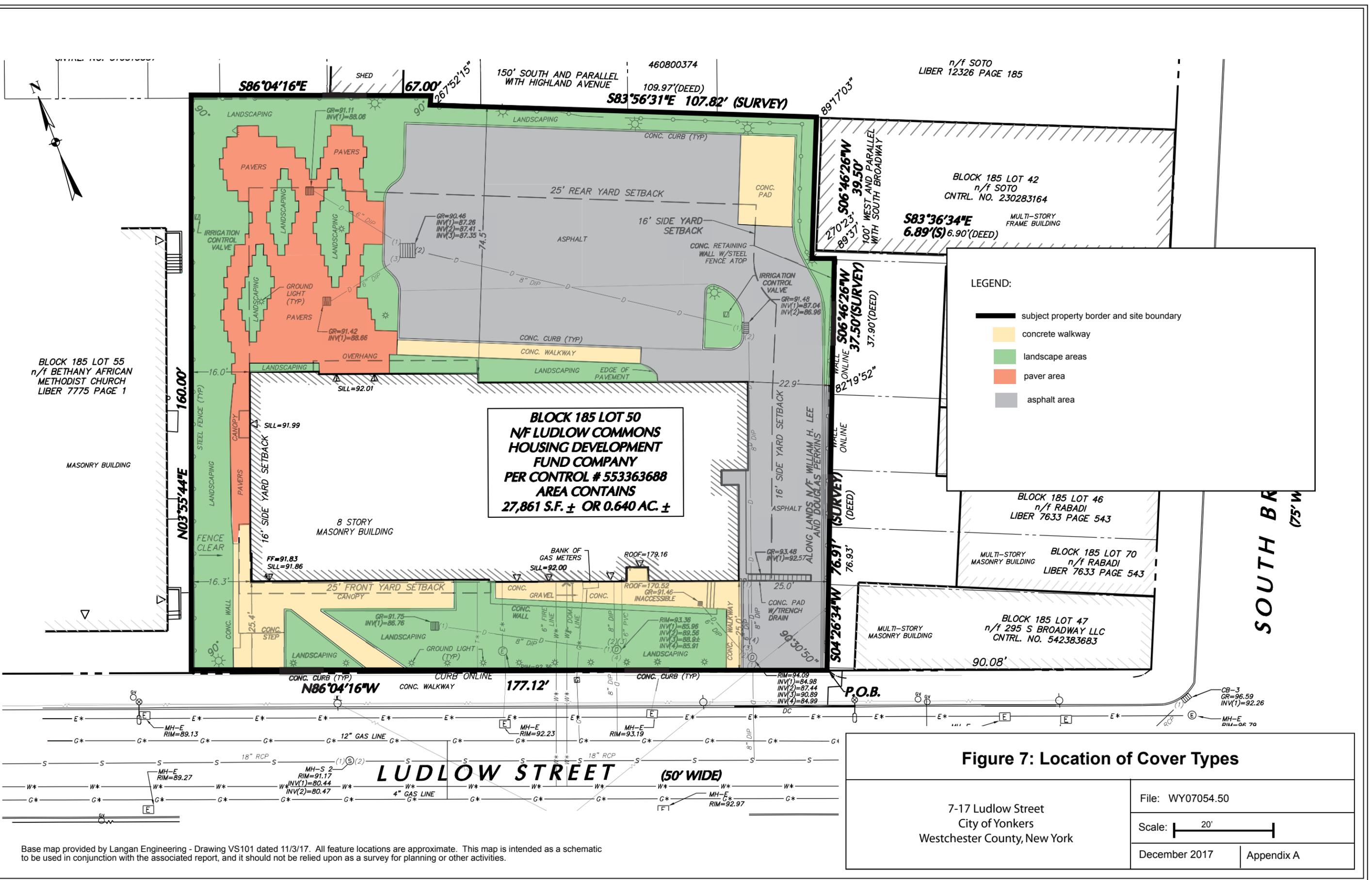
Figure 1

Site Location Map
Ludlow Commons

City of Yonkers, Westchester County
Site No. C360079



Department of
Environmental
Conservation



Base map provided by Langan Engineering - Drawing VS101 dated 11/3/17. All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.