



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

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 Ludlow Commons site ("site") located at 7 Ludlow Street, Yonkers, Westchester County under New York State's Brownfield Cleanup Program have been met. 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/cfmx/extapps/derexternal/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. 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

Remediation of the site involved the following:

Soil excavation- Approximately 1,500 tons of petroleum-contaminated soil was excavated and disposed off-site. 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 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.

### **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 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:

- Environmental Easement
- Groundwater Use Restriction
- Land Use Restriction
- Site Management Plan
- Institutional Control/Engineering Control Plan
- Soil Management Plan
- Monitoring Plan
- Operation and Maintenance Plan

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

- Vapor Mitigation
- 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 Ludlow Commons site is located in an urban area at 7 Ludlow Street in the City of Yonkers.

**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

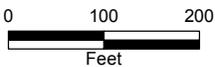
**We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**

### **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