



FACT SHEET

Brownfield Cleanup Program

Chicken Island/River Park Center
Site No. C360083
City of Yonkers,
Westchester County, NY

November 2006

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews draft work plans to investigate Chicken Island/River Park Center located at Nepperhan Avenue in City of Yonkers, Westchester County. See map for the location of the site. The draft Work Plans were submitted by Struever Fidelco Cappelli, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Struever Fidelco Cappelli, LLC to participate in the BCP. The application proposes that the site will be used for mixed use commercial/residential development.

Public Comments About the Draft Remedial Investigation

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from **November 21, 2006** through **December 23, 2006**. The draft Work Plans are available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:

Matthew Hubicki
NYSDEC Environmental Remediation
625 Broadway, 11th Floor, Albany, NY 12233

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 and business.

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:
www.dec.state.ny.us/website/der/bcp

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment;
- 4) Provide information to support the development of a Remedial Work Plan and address any contamination encountered during the RI including removal of underground storage tanks, associated piping, and any grossly contaminated soils. The investigation will be performed by Struever Fidelco Cappelli, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

The Remedial Investigation (RI) completed for this site will balance the need to systematically investigate numerous potential sources of contamination with that of providing a site-wide “big picture” understanding of its nature and extent. The RI approach will also take into account the Interim Remedial Measure (IRM) that will be conducted on the site.

The RI will be focused on a broad-based evaluation of the nature and extent of contamination, particularly for on-site groundwater. Concurrent with the RI, the IRMs will be conducted in areas where contaminant sources are either known to be present or likely to exist. Since there are likely to be multiple contaminant sources at the site, the IRM Work Plan will establish a methodology for dealing with each source or area of contaminated soil as site work for construction is carried out.

Because the IRM will verify and remove all contaminant sources within the site boundary along with contaminated soil, the main objectives of the RI will be to:

- Determine the nature and extent of contamination in groundwater;
- Establish the direction of groundwater flow across the site in order to evaluate the potential for off-site migration and exposure;
- Evaluate potential contamination to the Saw Mill River that may have occurred historically from the site;
- Determine if further remedial action beyond the completed IRMs will be necessary.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves both the RI and IRM Work Plans. NYSDOH must concur in the approval of the Work Plans. The approved Work Plans will be placed in the document repositories (see below). After the Work Plans are approved, Struever Fidelco Cappelli, LLC may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about 30 days. Field work for the IRMs will be done concurrent with the remedial investigation.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation and the interim remedial measures.

NYSDEC will keep the public informed during the investigation and remediation of Chicken Island.

Background

The BCP site consists of approximately 13.4 acres, within a wedge-shaped area bounded by New Main Street (west), Palisade Avenue (north), and Nepperhan Avenue (south and east). School Street bisects the site north-to-south, connecting Palisade and Nepperhan Avenues. Figures are attached (Figure 1 and Site Boundary) to help define the location and layout of the site.

One- and two-story buildings, occupied by various retail businesses, restaurants, and offices, line New Main Street and Palisade Avenue, west of School Street. Behind these buildings, toward the interior of the site, is primarily open paved space used for parking. East of School Street are several commercial/industrial buildings, which include an automotive repair facility, a gasoline service station, construction equipment/vehicle storage, and the city's Engine No. 1 Fire Department Headquarters. The Saw Mill River bisects the site east of School Street, and is channeled below the portion of the site west

of School Street.

The site has been developed since at least 1876. From 1889 until the present, the perimeter properties have been occupied by 1 and 2 story wood framed and brick retail/commercial type buildings. The interior portion of the site that is presently a parking lot was at one time occupied by larger industrial businesses including a hat factory, brewery and contractor's yard. Other smaller buildings within the interior of the site consisted of garages, carpenter shops, auto repair businesses, wagon sheds, a laundry business, a bakery, etc. Most of these structures were demolished sometime between 1942 and the late 1950's and replaced with the current parking lot.

There is little quantitative information for the site relative to the presence of contamination. But, due to the site's history, it is anticipated that there may be areas of contamination present with respect to various organic and inorganic compounds. Aside from this general history of industrial use, previous Phase I Environmental Site Assessments performed by Advanced Cleanup Technologies, Inc. and S&W Redevelopment of North America, LLC, indicate past incidents involving petroleum spills that may have potentially caused contamination. These Phase I reports have been provided to NYSDEC, as an appendix to the Volunteer's BCP application for the site.

Past petroleum spills were identified at 127-129 New Main Street as well as spills at adjacent properties on Palisade Avenue. The Yonkers Fire Station located at 5-7 School Street also has a history of petroleum spills. In addition to spill data, visual evidence of underground storage tanks (fill and vent pipes) were identified during Phase I site inspections.

FOR MORE INFORMATION

Document Repositories

Local document repositories have been established at the following locations to help the public review important project documents. These documents include the draft RI Work Plans, the IRM Work Plans and the application to participate in the BCP accepted by NYSDEC:

Yonkers Public Library
One Larkin Center
Yonkers, NY 10701
(914) 337-1500
Mon. - Thurs.: 9am - 8pm
Fri. 10am - 5pm
Sat. 9am - 5pm
Sun. 12pm - 5pm

NYSDEC, Region 3
21 South Putt Corners Rd.
New Paltz, NY 12561
(845) 256-3154
Mon. - Fri.: 9am - 4pm

Who to Contact

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

Remediation Related Questions

Matthew Hubicki
New York State Department of Environmental
Conservation
625 Broadway
Albany, NY 12233
(518) 402-9564

Health Related Questions

Anthony Perretta
Bureau of Environmental Exposure
Investigation
New York Dept. of Health
547 River Street, Room 300
Troy, NY 12180
(518) 402-7850

Post Remediation Development Questions

Joseph Apicella
SFC, LLC
115 Stevens Avenue
Valhalla, NY 10595
(914) 769-6500

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.

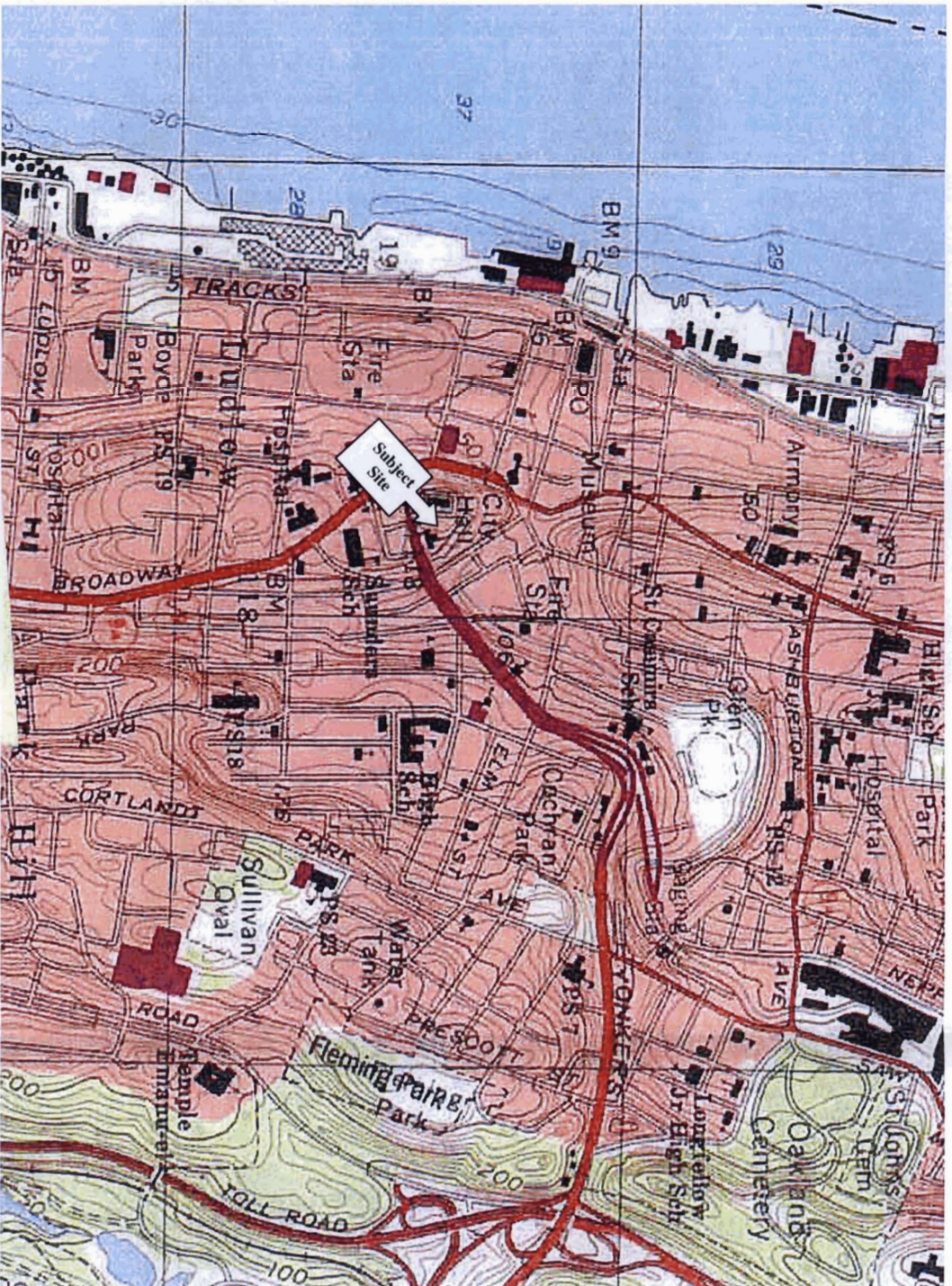


Figure 1 – Site Location



November 2006
TMM
Job # N6007

Not to Scale

SFC
River Park Center
aka Chicken Island
Yonkers, New York

S&W Redevelopment
of North America, LLC



Brownfield Site Boundary

S&W Redevelopment
of North America, LLC
Syracuse, New York

OCT 2006

N6007

STRUEVER, FIDELCO, CAPPELLI, LLC
DOWNTOWN YONKERS RIVER PARK
CENTER PROJECT
BCP SITE # C360083
CITY OF YONKERS, NEW YORK

BCP SITE BOUNDARY