



FACT SHEET

Brownfield Cleanup Program

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

August 2007

Start of Remedial Investigation Fieldwork

The purpose of this fact sheet is to provide an update on the remedial program at Chicken Island / River Park Center Site located at Palisade Avenue, Nepperhan Avenue and New Main Street in the City of Yonkers, Westchester County. This site was accepted into New York State's Brownfield Cleanup Program (BCP, see box below) in December 2006. See both Figure No. 1, Site Location and the February 2007 BCP Site Boundary where the investigation will take place. The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) reviewed and approved the Remedial Investigation (RI) Work Plan to investigate the Site by Struever Fidelco Cappelli, LLC (Volunteer). The NYSDEC also approved an Interim Remedial Measures (IRM) Work Plan designed to remediate any source areas encountered during the RI Work. The investigation under the RI Work Plan is scheduled to begin approximately mid-August, and will continue until mid-to-late September 2007. The application proposes that the site will be used for mixed use commercial/residential development.

November 2006 Fact Sheet "Draft Remedial Investigation Work Plan Available for Comment"

After administering a public comment period, NYSDEC approved the Remedial Investigation (RI) Work Plan, as supplemented, in February 2007. The final approved RI Work Plan is available for public review at the document repositories identified in this fact sheet.

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 Action 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 the Volunteer with oversight by NYSDEC and the NYSDOH.

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.ny.gov/chemical/brownfields.html

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 of contamination. The RI approach will also take into account any Interim Remedial Measures (IRM) to potentially address contamination found during the RI Work.

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, any required 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 established a methodology for dealing with each source or area of contaminated soil as site work for construction is carried out. The main objectives of the RI Work are:

- 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 any completed IRMs will be necessary.

Next Steps

Please notify NYSDEC or NYSDOH with questions or concerns during the implementation of the RI and IRM Work. The approved Work Plans are in the document repositories (see below). After the RI Work is implemented, the Volunteer will prepare a Final Remedial Investigation Report which summarizes all the remedial investigation work performed at the Site and the sampling results, as well as any IRM Work that is performed. In addition, the Volunteer will prepare a Draft Remedial Action Work Plan describing proposed actions to address any contamination on the Site.

NYSDEC will keep the public informed during the investigation and remediation of the Chicken Island/River Park Center Site.

Background

This 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 in the center of the Site currently 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. Several commercial/industrial buildings are located east of School Street. They 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 flows through 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, which is presently a parking lot, was at one time occupied by large industrial businesses, including a hat factory; brewery; tannery; chemical manufacturing facility 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 at this time. More information will be available once this planned work is performed. However, 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. In addition, 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 and mercury use 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.

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 Citizen Participation Plan, the RI Work Plan, the IRM Work Plan 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

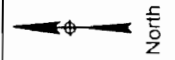
Joseph Apicella
SFC, LLC
115 Stevens Avenue
Valhalla, NY 10595
(914) 769-6500

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.

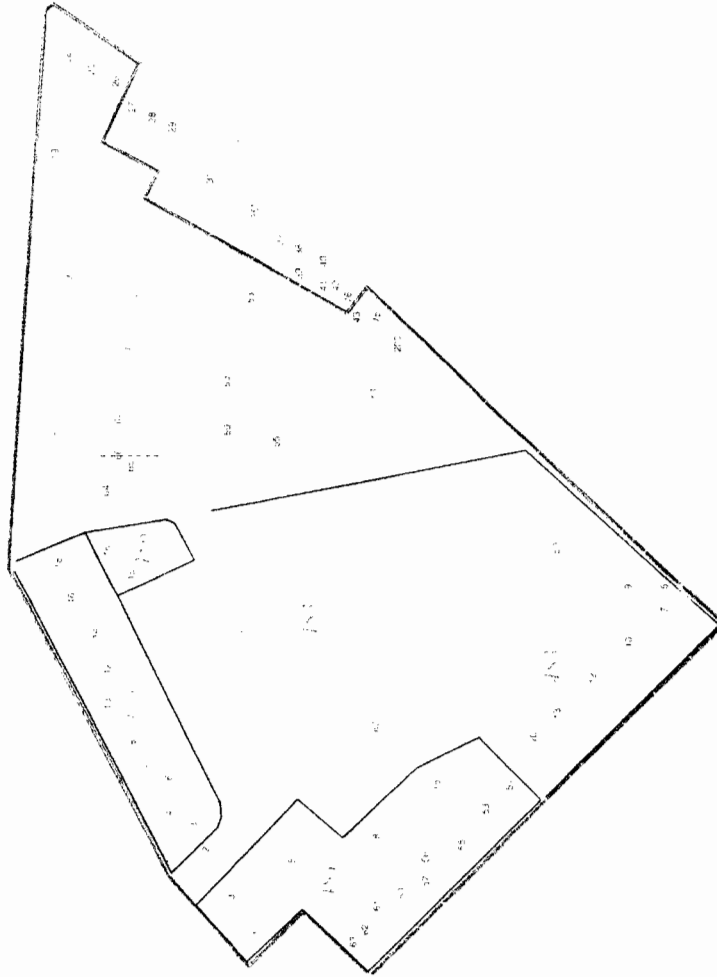
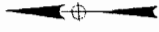


Figure 1 – Site Location

November 2006	SFC
TWM	River Park Center
Job # N6007	aka Chicken Island
Not to Scale	Yonkers, New York



S&W Redevelopment of North America, LLC



0 250 ft



Brownfield Site Boundary

S&W Redevelopment

of North America, LLC
Sydney, New York

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

FEB 2007 184007

BCA Site Boundary
BCP SITE BOUNDARY

*Note: Block 475, Lots 27, 28, 29, 31, 35, 37, 38, 39, 40, 41, 42, and 76 have all been recently consolidated into one new lot number, Lot 35.