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FACT SHEET

Brownfield Cleanup Program

**Brownfield Cleanup Site #C360083
River Park Center Site
City of Yonkers
Westchester County, NY**

RECEIVED

February 2008

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Division of Environmental Remediation

Draft Remedial Action Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) requests public comments as it reviews a proposed remedy to address contamination related to River Park Center Site (also known as the Chicken Island Site) located in the City of Yonkers, Westchester County. The Site is bounded by New Main Street (west), Palisade Avenue and Elm Street (north), and Nepperhan Avenue (south and east). The Site is also bisected north-to-south by New School Street, connecting Palisades and Nepperhan Avenues (see attached Figure 1 Site Location). The proposed remedy is described in a draft "Remedial Action Work Plan (RAWP)" that was submitted by the applicant, Struever Fidelco Cappelli LLC (SFC LLC), under New York's Brownfield Cleanup Program.

On December 12, 2006, NYSDEC accepted an application submitted by SFC LLC to participate in the Brownfield Cleanup Program (BCP). The application proposes that the site will be used for mixed use commercial/residential development.

The Remedial Investigation Work Plan (RIWP) was approved by NYSDEC on February 7, 2007, following the close of a 30 day public comment period. The Remedial Investigation (RI) field work commenced on August 14, 2007 and was completed on December 4, 2007.

An Interim Remedial Measure (IRM) Work Plan was approved on February 28, 2007, but due to unforeseen delays, the volunteer has chosen at this point to roll this work into the RAWP.

Public Comments About the Draft Remedial Action Work Plan

NYSDEC is accepting written public comments about the draft Remedial Action Work Plan for **45 days**, from **January 30, 2008** through **March 15, 2008**. The draft Remedial Action Work Plan is available for

public review at the document repositories identified in this fact sheet.

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: <http://www.dec.ny.gov/chemical/8450.html>

Written comments should be submitted to:
Matthew Hubicki, Project Manager
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233

Highlights of the Draft Remedial Action Work Plan

The overall remediation objectives are to meet, to the extent feasible, New York State standards, criteria, and guidance, and be protective of human health and the

environment. The NYSDEC and NYSDOH have determined that this site does not constitute a significant threat to public health or the environment. The remedial goals for this site are to:

- Remove and/or contain contaminated soil 'source' areas that could be impacting groundwater and prevent direct contact with remaining residual contaminated soil;
- Eliminate or mitigate on-site environmental and public health exposures to on-site contamination that may remain in soil, groundwater and soil gas;
- Prevent soil vapor intrusion/exposure by the installation of a vapor mitigation systems on all newly constructed buildings;
- Ensure site contamination does not impact existing surface water quality in the Saw Mill River;
- Provide restriction upon groundwater use;
- Ensure site redevelopment does not impact existing surface water quality; and
- Prevent off-site migration of on-site contamination.

The preferred remedy includes removal of underground storage tanks (USTs)/aboveground storage tanks (ASTs); removal of contaminated soil that could be impacting groundwater; a site-wide capping containment system through building foundations and clean soil cover in landscaped areas; construction methods (i.e., engineering controls) around the river to prevent site contamination from entering surface water; and a vapor mitigation system to protect indoor air on all newly constructed buildings.

No specific remedial actions are proposed relative to groundwater for this site, except for groundwater monitoring and a groundwater use restriction. Based on the groundwater data, contaminated groundwater from the site does not appear to be negatively impacting off-site areas. Groundwater remediation at the site will rely on removing USTs/ASTs, light non-aqueous phase liquid (LNAPL), and associated soil contamination, which are viewed as the principal on-site sources of potential contamination to groundwater. There will be continued groundwater monitoring to confirm the success of these 'source' removals. Following redevelopment, the site will be supplied by a municipal water source, which will preclude contact with on-site groundwater. SFC LLC will perform the work with oversight by NYSDEC and NYSDOH.

Engineering controls, institutional controls and future soil management construction measures, will be required to be maintained by all future owners and operators of the Site through an environmental easement and Site Management Plan (SMP). The proposed remedy will meet the stated remedial action objectives for this Site and support the intended end use. A detailed discussion of each element is described in detail in the draft RAWP documents.

Remedial Investigation

The draft Remedial Action Work Plan has been prepared to address conditions found during the Site's Remedial Investigation (RI). The RI characterized the Site's subsurface soil, shallow/ deep groundwater, soil gas, surface water and sediments in the Saw Mill River, which runs through portions of the Site in proximity to, and down-gradient of, known and/or suspected contamination sources at the Site.

Contaminants of concern (COC) included metals, volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). These COC specifically include mercury and other suspect historic contaminants from the former industrial uses on the Site; petroleum related substances from a current gas station in the northern portion of the Site; and some solvents from former industry (chlorinated VOCs or

CVOCs).

As part of the RI, 33 groundwater monitoring wells were installed. Soil borings and soil vapor wells were also installed. During installation of the wells and drilling of the soil borings, 90 soil samples were collected. Additionally, surface water and sediment samples were collected from locations in the Saw Mill River.

The extent of each contaminant type has been delineated in discrete areas:

<u>Site Media</u>	<u>Area of Impact</u>
PCBs (soil)	Southeast Corner
Mercury (soil)	Entire Site
Pesticides (soil)	Northern/Northeastern portion
Soil Vapor	Northern Portion
Petroleum (Shallow Groundwater)	Northern portion
CVOCs (Shallow Groundwater)	Southeast & Southern Boundary
CVOCs (Deep Groundwater)	Southeast & Southern Boundary

Next Steps

NYSDEC will consider public comments when it completes its review and has any necessary revisions incorporated. NYSDEC has developed a Draft Decision Document which provides a summary of the RI and the draft RAWP. When approved, the RI Report and RAWP will be placed in the document repositories (see below). After the RI Report and RAWP are approved, SFC LLC may proceed with the remediation of the site. SFC LLC shall prepare a Final Engineering Report upon completion of the remediation, describing all of the work performed, and certifying that the site specific remedial goals have been achieved.

Background

The BCP site occupies 12.95 acres. Figures are attached (Figure 1 Site Location and Figure 2 Site Boundary) to help define the location and layout of the site.

Site industrial history dates back to the mid 1850s. Historic industrial use within the Site boundary included several hat factories, leather factories, and chemical dye manufacturers. At one time the existing parking lot was occupied by hat factories, a brewery, and a contractor's yard. From 1889 until the present, the perimeter properties have been occupied by one and two story wood framed and brick retail/commercial buildings. Other smaller buildings within the interior of the Site consisted of garages, carpenter shops, auto businesses, wagon sheds, and a laundry business. Most of these structures were demolished between 1942 and the late 1950's.

FOR MORE INFORMATION

Document Repositories

Document repositories have been established at the following locations to help the public to review important project documents. These documents include the RI Work Plan, RI Report, Draft RAWP, BCP application and the Draft Decision Document.

Yonkers Library
 Riverfront Branch
 One Lincoln Center
 Yonkers, New York 10701
 (914) 377-1500
 Mon.-Thurs. 9:00am – 8:00pm
 Friday 10:00 AM – 5:00 PM

NYSDEC
 Region 3 Office
 21 South Putt Corners Road
 New Paltz, New York 12561
 (845) 256-3154
 Monday-Friday 9:00am – 4:00pm

Saturday 9:00 AM – 5:00 PM

Sunday 12:00 PM – 5:00 PM

Who to Contact

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

Project Related Questions

Matthew Hubicki
New York State Department of Environmental
Conservation
625 Broadway, 11th Floor
Albany, NY 12233
(518)402-9564
mshubick@gw.dec.state.ny.us

Health Related Questions

Anthony Perretta
Bureau of Environmental Exposure
and Investigation
New York Dept. of Health
547 River Street, Room 300
Troy, NY 12180
(518) 402-7850
Acp06@health.state.ny.us

Post Remediation Development Questions

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

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



Brownfield 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

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

STRUEVER, FIDELCO, CAPPELLI, LLC
 DOWNTOWN YONKERS RIVER PARK
 CENTER PROJECT
 BCP SITE # C380083
 CITY OF YONKERS, NEW YORK

FEB 2007

IN6007

BCA Site Boundary
 BCP SITE BOUNDARY