



# FACT SHEET

## Brownfield Cleanup Program

Receive Site Fact Sheets by **Email**. See "For More Information" to Learn How.

**Site Name:** River Park Center Site a/k/a Chicken Island Site  
**DEC Site #:** C360083  
**Address:** New Main Street and Nepperhan Avenue  
Yonkers, NY 10701

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the **River Park Center Site a/k/a Chicken Island Site** ("site") located at New Main Street and Nepperhan Avenue, 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/derexternal/haz/details.cfm?pageid=3&progno=C360083>

The cleanup activities were performed by SFC Yonkers LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has 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:

A Remedial Action Work Plan was first approved in January 2008, but an updated Remedial Action Work Plan was provided in May 2017 based on revised development plans and the Sawmill River Daylighting Phase III Park construction by the City of Yonkers.

1. Approximately 580 cubic yards of soils were excavated and disposed off-site properly. These soils contained mercury, lead, copper, and polycyclic aromatic hydrocarbons (PAHs). An estimated 9,200 cubic yards of soil were removed during construction activities for the Sawmill River Daylighting Phase III, which were only slightly impacted with PAHs and metals.
2. Sub-slab depressurization systems capable of being activated were installed in the existing New Main Street buildings.
3. Ground penetrating radar was used to search for suspected underground petroleum storage tanks (USTs) in multiple areas. No piping or USTs were found, only pieces of metal, construction, and historic debris. Above ground storage petroleum tanks were inspected and remain within the buildings on New Main Street.

4. A cover system was constructed to prevent exposure to remaining contamination in the subsurface within grassy area near Palisades Avenue and the Daylighted Park Area. Buildings, roadways, parking lots, and other paved surfaces comprise the rest of the cover system.
5. An environmental easement was executed and recorded with Westchester County, to restrict land use and prevent future exposure to any low-level subsurface contamination remaining at the site.
6. A Site Management Plan (SMP) has been developed, which includes details for maintaining the cover, managing subsurface soils, monitoring groundwater, submitting periodic review reports, and the maintenance of the sub-slab depressurization systems.

### **Next Steps**

Once NYSDEC approves the Final Engineering Report (FER), it will be made available to the public (see "Where to Find Information" below) and NYSDEC will issue a Certificate of Completion (CoC). The CoC will be announced in a fact sheet that will be sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a CoC. 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 CoC 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:** This 6.934-acre site is located in the City of Yonkers, Westchester County, NY. The site includes 26 tax parcels (minus lands underwater for the Daylighted Park Area near the Sawmill River), 5 internal roadways, bounded to the west by New Main Street, to the north by Palisades Avenue, New School Street to the east, and the southern half by Nepperhan Avenue.

**Site Features:** The site includes one and two story buildings, and parking lots/internal roadways. Approximately 1,500 linear feet of the Saw Mill River runs through the southern and western portions of the site.

**Current Zoning and Land Use:** The site consists of various commercial properties; the Saw Mill River (a.k.a. the Nepperhan River) runs through the southern and western portions of the site; an unpaved area for parking and storage of trucks/cars; asphalt parking lots; internal roadways (e.g., John Street, Engine Place, Ann Street, James Street, Henry Herz Street); and 1+ acre of undeveloped grass covered area adjacent to Palisades Avenue.

The nearest residential area is the heavily populated City of Yonkers. The other surrounding parcels include retail stores, restaurants, a multiple story parking garage, Yonkers City Hall, Yonkers Fire Department, and a park.

**Past Use of the Site:** From 1889 through sometime prior to 1917, a hat manufacturer was located on the site, near James Street. The exact manufacturing processes and business practices of the former hat factory are unknown. However, mercurious nitrates were known to be utilized to prepare fur and felt materials. Also, Sanborn maps show a variety of historic industries/businesses which could have contributed to site contamination including the former hat manufacturer, former brewery, chemical dye manufacturer, leather/tannery, tinsmith, laundry shop, print shop, and a former automotive repair/service station.

**Geology and Hydrogeology:** Most of the site has been reworked typical of urban fill, from previously demolished buildings. Deeper portions of the site consist of glacial till with bedrock at approximately 3 to 85 feet below ground surface. Groundwater generally flows towards the Hudson River and in the same direction as the Saw Mill River as it loops through the Site. Depth to groundwater varied across the site, 0.3 feet to 19 feet below ground surface.

**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 Riverfront Library  
Attn: John Favareau  
1 Larkin Center  
Yonkers, NY 10701  
phone: (914) 337-1500  
(jfavareau@ypl.org)

New York State Department of Environmental Conservation  
Region 3 Headquarters  
21 South Putts Corner Road  
New Paltz, NY 12561  
phone: (845) 256-3154

### **Who to Contact**

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

#### Project Related Questions

Matthew Hubicki  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
(518) 402-9605  
matthew.hubicki@dec.ny.gov

#### Site-Related Health Questions

Anthony C. Perretta  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
ESP Corning Tower, Rm 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**

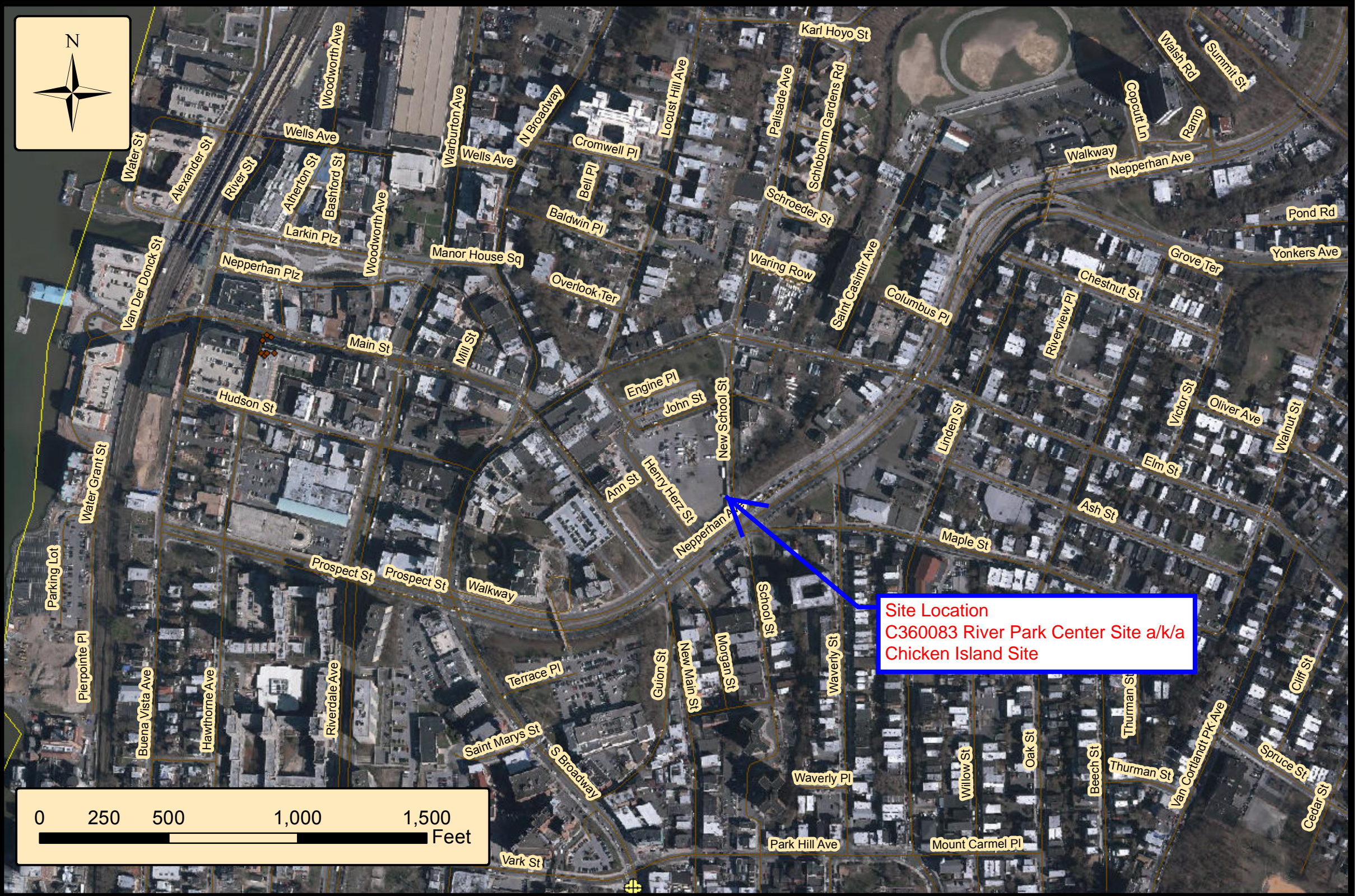
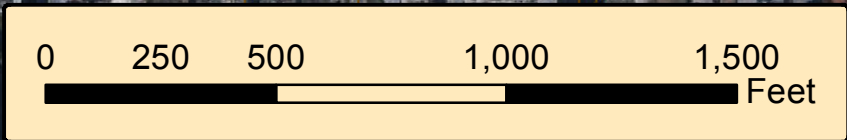
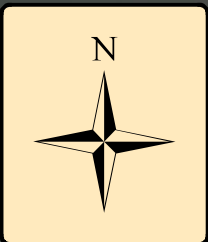
Have site information such as this fact sheet sent right to your email inbox.

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.





Site Location  
C360083 River Park Center Site a/k/a  
Chicken Island Site

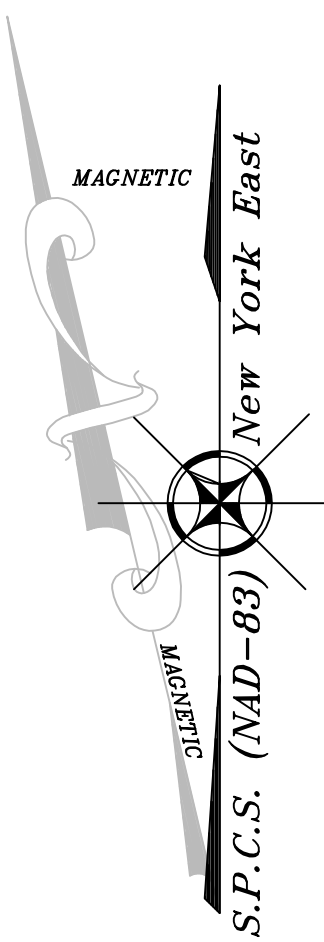


REFERENCE:

1. SURVEY DATA OBTAINED FROM CONTRACTORS' LINE & GRADE SOUTH, LLC, DATED AUGUST 10, 2017.
2. SAMPLING LOCATIONS CONFIRMED BY CONTRACTORS' LINE & GRADE SOUTH, LLC SURVEY, DATED OCTOBER 16, 2007 AND BY CONTROL POINT ASSOCIATES, INC.
3. HISTORIC BUSINESS LOCATIONS WERE TAKEN FROM THE DRAWING ENTITLED "PROPOSED BROWNFIELD PROPERTY STATUS, PROPOSED GATEWAY CENTER DEVELOPMENT" PREPARED BY PAULUS SOKOLOWSKI, & SARTOR, DATED 7-13-06.

NOTES:

1. COMPOUNDS WITH CONCENTRATIONS ABOVE NYSDEC UNRESTRICTED USE CRITERIA INDICATED ON THIS PLAN.
2. SHADING IN RESULTS BOX ■■■■■ INDICATES CONCENTRATION EXCEEDING NYSDEC RESTRICTED RESIDENTIAL USE CRITERIA.



Sample ID	PX-EX3-SWE	NYSDEC
Sample Collection Depth (ft)	3'±	Restricted Residential
Date Collected	6/12/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
No Exceedances Detected		

Sample ID	PX-EX3-SWW	NYSDEC
Sample Collection Depth (ft)	3'±	Restricted Residential
Date Collected	6/12/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
Mercury	12.7	0.81

Sample ID	PX-EX3-SWW-2	NYSDEC
Sample Collection Depth (ft)	3'±	Restricted Residential
Date Collected	6/14/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
No Exceedances Detected		

Sample ID	PX-EX1-SWE	NYSDEC
Sample Collection Depth (ft)	5'±	Restricted Residential
Date Collected	6/13/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
No Exceedances Detected		

Sample ID	PX-EX1-B10	NYSDEC
Sample Collection Depth (ft)	10'±	Restricted Residential
Date Collected	6/13/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
No Exceedances Detected		

Sample ID	PX-EX1-SWW	NYSDEC
Sample Collection Depth (ft)	5'±	Restricted Residential
Date Collected	6/13/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
No Exceedances Detected		

Sample ID	PX-EX2-SWW	NYSDEC
Sample Collection Depth (ft)	3.5'±	Restricted Residential
Date Collected	6/12/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
No Exceedances Detected		

Sample ID	PX-EX2-B7	NYSDEC
Sample Collection Depth (ft)	7'±	Restricted Residential
Date Collected	6/12/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
No Exceedances Detected		

Sample ID	PX-EX2-SWE	NYSDEC
Sample Collection Depth (ft)	3.5'±	Restricted Residential
Date Collected	6/12/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
No Exceedances Detected		

Sample ID	PZ-EX4-SWW	NYSDEC
Sample Collection Depth (ft)	4'±	Restricted Residential
Date Collected	6/15/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
No Exceedances Detected		

Sample ID	PZ-EX4-B8	NYSDEC
Sample Collection Depth (ft)	8'±	Restricted Residential
Date Collected	6/15/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
Mercury	1.4	0.81
Copper	919	270
Indeno[1,2,3-cd]pyrene	0.68	0.50

Sample ID	PZ-EX4-SWS	NYSDEC
Sample Collection Depth (ft)	4'±	Restricted Residential
Date Collected	6/15/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
Mercury	1.4	0.81
Copper	919	270
Indeno[1,2,3-cd]pyrene	0.68	0.50

Sample ID	PX-EX4-SWS-2	NYSDEC
Sample Collection Depth (ft)	4'±	Restricted Residential
Date Collected	6/20/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
Benzo(b)fluoranthene	1	1.0
Indeno[1,2,3-cd]pyrene	0.52	0.5

Sample ID	PX-EX3-B3	NYSDEC
Sample Collection Depth (ft)	0'±	Restricted Residential
Date Collected	6/12/2017	Soil Cleanup Criteria
Parameter	Conc. (ug/L)	Conc. (ug/L)
No Exceedances Detected		



**LEGEND:**

- BCP SITE BOUNDARY
- EXCAVATION AREAS
- ★ POST EXCAVATION SAMPLE LOCATION AND NAME

PX-EX2-SWE

**SOILS / FOUNDATIONS**  
**SES**  
CONSULTING ENGINEERS D.P.C.  
ENVIRONMENTAL  
132A MAPLE AVE., PINE BROOK, N.J. 07658 PH: 973-608-9050

**FUAD DAHAN, P.E.**  
PROFESSIONAL ENGINEER  
N.Y. LIC. NO. 086521

**SFC YONKERS, LLC**  
CHICKEN ISLAND  
CITY OF YONKERS, WESTCHESTER COUNTY,  
NEW YORK  
**HOT SPOT EXCAVATION AND  
RESULTS PLAN**

job no. 7190A  
drawing no.