

New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan for River Park Center

Site # C360083
AKA Chicken Island
City of Yonkers
County of Westchester, New York

November 2006

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York's Brownfield Cleanup Program?.....	3
2. Citizen Participation Plan Overview	3
3. Site Information	5
4. Remedial Process	6
5. Citizen Participation Activities.....	8
6. Major Issues of Public Concern	8
Appendix A – Project Contacts and Document Repositories	9
Appendix B – Identification of Citizen Participation Activities.....	11
Appendix C – Brownfield Site Contact List.....	13
Appendix D – Site Location Map	35
Appendix E – Fact Sheet – Draft Remedial Investigation Work Plan.....	

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's remedial process.

Applicant: Struever Fidelco Capelli, LLC

Site Name: River Parks Center, AKA Chicken Island

Site Number: C360083

**Site Address: New Main Street, Nepperhan Avenue, Elm Street, and Palisades Avenue,
Yonkers, New York**

Site County: Westchester County

1. What is New York's Brownfield Cleanup Program?

New York's Brownfield Cleanup Program (BCP) is designed to encourage the private sector to investigate, remediate and redevelop brownfields. A brownfield is any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal and financial burdens on a community. If the brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants accepted into the BCP as they conduct brownfield site remedial activities. The BCP contains strict investigation and remediation requirements, ensuring that cleanups protect public health and the environment based on the intended use of the brownfield site. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use. For more information about the BCP, go online at: www.dec.state.ny.us/website/der/bcp

2. Citizen Participation Plan Overview

A Citizen Participation (CP) Plan provides members of the affected and interested public with information about how NYSDEC will inform and involve them during the investigation and remediation of a site under the BCP.

This CP Plan has been developed for the site under the BCP. Appendix D contains a map locating the site. NYSDEC is committed to informing and involving the public concerning the investigation and remediation of the site. This CP Plan describes the public information and involvement program that will be carried out with assistance from the Applicant.

Appendix A of this CP Plan identifies NYSDEC project contact(s) to whom the public may address questions or request information about the site's remedial program. The locations of the site's document repositories also are identified in Appendix A. The document repositories

provide convenient access to important project documents for public review and comment.

Appendix C contains the brownfield site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and remediation process. The brownfield site contact list includes, at a minimum:

- chief executive officer and zoning board of each county, city, town and village in which the site is located;
- residents on and/or adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on and/or adjacent to the site for purposes of posting and/or dissemination at the facility;
- document repositories and their contacts.

The brownfield site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project, including notifications of upcoming remedial activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The brownfield site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A.

Appendix C identifies the CP activities that have been and will be conducted during the site's remedial program.

The CP activities are designed to achieve the following objectives:

- Help the interested and affected public to understand contamination issues related to a brownfield site, and the nature and progress of an Applicant's efforts, under State oversight, to investigate and, if appropriate, remediate a brownfield site.
- Ensure open communication between the public and project staff throughout a brownfield site's remedial process.
- Create opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a brownfield site's investigation and remediation.

This CP Plan may be revised due to changes in major issues of public concern or in the nature and scope of remedial activities. Modifications may include additions to the site contact list, updates to major issues of concern to the public, and changes in planned citizen participation activities. The public is encouraged to discuss its ideas and suggestions about the citizen participation program with the project contact(s) listed in Appendix A.

3. Site Information

Site Description

The "Site" is made up of 57 parcels totaling 13.4-acres in the City of Yonkers, Westchester County, New York which are bounded to the west by New Main Street, to the north by Palisade Avenue, to the east by Elm Street and to the south by Nepperhan Avenue.

Approximately 3-4 acres of the "Site" consist of one and two story buildings. Those structures are currently occupied by retail businesses (e.g. food stores, clothing stores, etc.) and offices. There is also a five-story residential building present on the "Site". The undeveloped portions of the property consist of 1-2 acres of grass covered land on the northeastern portion of the property; asphalt parking lots and roadways that make up the eastern portion of the site; and approximately 990 lineal feet of a portion of the Saw Mill River runs along the southern and western portions of the "Site" (approximately 760 feet of which, is bridged and covered).

Environmental History

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. Based on past uses, the potential for metals, solvents and petroleum contamination exists at the "Site".

In addition to the long industrial history of the "Site", several other environmental impacts have been identified at the "Site" through Phase I Environmental Site Assessments performed by Advanced Cleanup Technologies, Inc. and S&W Redevelopment of North America, LLC.

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 New School Street also has a history of petroleum spills. In addition to spill data, visual evidence of USTs (fill and vent pipes) was identified during Phase I site inspections.

4. Remedial Process

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants.

The Applicant in its Application proposes that the site will be used for residential/commercial purposes.

To achieve this goal, the Applicant will conduct remedial activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement provides the responsibilities of each party in conducting a remedial program at the site.

The (RI) it will be performed with NYSDEC oversight, and with the following 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; and
- 4) Provide information to support the development of a Remedial Work Plan to address the contamination, or to support a conclusion that the contamination does not need to be addressed.

An Interim Remedial Measure (IRM) Work Plan has also been prepared for this site. The IRMs would address removal of USTs, excavation of any contaminated soil associated with USTs, remove any abandoned containers of chemicals and other materials that may have been abandoned on the site, and excavate and remove soils from the former chemical storage areas identified in the Phase I ESA reports. Also, any grossly contaminated soil found during the RI will be removed. The tasks completed during this IRM will be included in the RI Report. This report will summarize the results of the RI and will include the Applicant's recommendation of whether remediation is needed to address site-related contamination. The RI Report is subject to review and approval by NYSDEC. Before the RI Report is approved, a fact sheet that describes the RI Report will be sent to the site's contact list.

NYSDEC determines whether the site poses a significant threat to public health and/or the environment. If NYSDEC determines that the site is a "significant threat," a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental

information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

For more information about the TAG Program and the availability of TAGs, go online at: www.dec.state.ny.us/website/der

After NYSDEC approves the RI Report, if further remediation is required, the Applicant will be able to develop a Remedial Work Plan. The Remedial Work Plan describes how the Applicant would address the contamination related to the site.

The public would have the opportunity to review and comment on the remediation proposal. The site contact list would be sent a fact sheet that describes the Remedial Work Plan and announces a 45-day public comment period. NYSDEC would factor this input into its decision to approve, reject or modify the Remedial Work Plan.

Approval of the Remedial Work Plan by NYSDEC allow the Applicant to design and construct the alternative selected to remediate the site. The site contact list would receive notification before the start of site remediation. When the Applicant completes remedial activities, it will prepare a Remedial Action Report that certifies that remediation activities have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the remediation is protective of public health and the environment for the intended use for the site. The site contact list would receive a fact sheet that announces the completion of remedial activities and the review of the Remedial Action Report.

NYSDEC would issue the Applicant a Certificate of Completion. This Certificate states that remediation goals have been achieved, and relieves the Applicant from future remedial liability, subject to statutory conditions. If the Applicant used institutional controls or engineering controls to achieve remedial objectives, the site contact list would receive a fact sheet discussing such controls.

An institutional control is a non-physical means of enforcing a restriction on the use of real property that limits human or environmental exposure, restricts the use of groundwater, provides notice to potential owners, operators, or members of the public, or prevents actions that would interfere with the effectiveness of a remedial program or with the effectiveness and/or integrity of site management at or pertaining to a brownfield site. An example of an institutional control is an environmental easement.

An engineering control is a physical barrier or method employed to actively or passively contain, stabilize, or monitor contamination, restrict the movement of contamination to ensure the long-term effectiveness of a remedial program, or eliminate potential exposure pathways to contamination. Examples include caps and vapor barriers.

Site management will be conducted by the Applicant as required with appropriate NYSDEC oversight.

Activities required to be conducted to inform and involve the public during the site's remedial process are introduced in section 5. and identified in the chart in Appendix C.

5. Citizen Participation Activities

CP activities that have already occurred and are planned during the investigation and remediation of the site under the BCP are included in Appendix C: Summary of Citizen Participation Activities. NYSDEC will ensure that these CP activities are conducted, with appropriate assistance from the Applicant.

All CP activities seek to provide the public with significant information about site findings and planned remedial activities, and some activities announce comment periods and request public input about important draft documents such as the Proposed Remedial Work Plan.

The CP Plan for the site may be revised based on changes in the site's remedial program or major issues of public concern.

All written materials developed for the public will be reviewed and approved by NYSDEC for clarity and accuracy before they are distributed.

6. Major Issue of Public Concern

This section of the CP Plan identifies major issues of public concern as they relate to the site. Additional major issues of public concern may be identified during the site's remedial process.

Currently, potable water is supplied by the City of Yonkers. Therefore, no issues of public concern are anticipated related to drinking water. The Saw Mill River will be relocated during construction and any issues will be addressed. Construction activities will be secure and traffic flow in the area will be appropriately managed. We anticipate no major issues of public concern during site remediation and construction

Appendix A – Project Contacts and Document Repositories

Project Contacts

For information about the site's remedial program, the public may contact the following NYSDEC project contacts:

<u>Remediation Questions:</u> Matthew Hubicki Project Manager NYSDEC Division of Environmental Remediation 625 Broadway, 11 th Floor Albany, NY 12233-7014 (518) 402-9662	<u>Health Concerns:</u> Anthony Peretta NYSDOH 547 River St., Room 300 Troy, NY 12180 (800) 458-1158 ext. 7850
<u>Citizen Participation:</u> Michael Knipfing NYSDEC, Region 3 21 South Putt Corners Road New Paltz, NY 12561	<u>Post Remediation Development Questions:</u> Joe Apicella 115 Stevens Avenue Valhalla, NY 10595 (914) 769-6500 ext. 161

Document Repositories

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Yonkers Public Library
Riverfront Branch
One Larkin Center
Yonkers, NY 10701
Phone: (914) 337-1500
Hours: Monday – Thursday 9:00-8:00
Friday 10:00-5:00
Saturday 9:00-5:00
Sunday 12:00-5:00

NYSDEC, Region 3
21 South Putt Corners Road
New Paltz, NY 12561
Phone: (845) 256-3154
Hours: M-F 9am – 4 PM

Appendix B – Identification of Citizen Participation Activities

Required Citizen Participation Activity	CP activity(ies) occur at this point	Date Completed
Application Process:		
• Prepare brownfield site contact list (BSCL)	At time of preparation of application to participate in BCP	April 2006
• Establish document repositories		April 2006
• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day comment period	When NYSDEC determines that BCP application is complete. The 30-day comment period begins on date of publication of notice in ENB. End date of comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice and notice to the BSCL should be provided to the public at the same time.	Sept 6, 2006
• Publish above ENB content in local newspaper		Sept 6, 2006
• Mail above ENB content to BSCL		Sept 6, 2006
After Execution of Brownfield Site Cleanup Agreement:		
• Prepare citizen participation (CP) plan	Draft CP Plan must be submitted within 20 days of entering Brownfield Site Cleanup Agreement. CP Plan must be approved by NYSDEC before distribution	November 2006
After Remedial Investigation (RI) Work Plan Received:		
• Mail fact sheet to BSCL about proposed RI activities and announcing 30-day public comment period on draft RI Work Plan.	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, comment periods will be combined and public notice will include fact sheet. 30-day comment period begins/ends as per dates identified in fact sheet.	November 2006
After RI Completion:		
• Mail fact sheet to BSCL describing results of RI	Before NYSDEC approves RI Report	March 2007
After Remedial Work Plan (RWP) Received:		
• Mail fact sheet to BSCL about proposed RWP and announcing 45-day comment period • Public meeting by NYSDEC about proposed RWP (if requested by public)	Before NYSDEC approves RWP. 45-day comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day comment period.	March 2007
After Approval of RWP:		
• Mail fact sheet to BSCL summarizing upcoming remedial construction	Before the start of remedial construction	June 2007
After Remedial Action Completed:		

Required Citizen Participation Activity	CP activity(ies) occur at this point	Date Completed
<ul style="list-style-type: none"> • Mail fact sheet to BSCL announcing that remedial construction has been completed • Mail fact sheet to BSCL announcing issuance of Certificate of Completion (COC) 	At the time NYSDEC approves Final Engineering Report. These two fact sheets should be combined when possible if there is not a delay in issuance of COC	March 2009/ May 2009

APPENDIX C – BROWNFIELD SITE CONTACT LIST

- 1) Philip A. Amicone, Mayor
City of Yonkers
Yonkers City Hall
40 South Broadway
Yonkers, NY 10701

Francis B. McKenna, Chair
Westchester County Planning Board
Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

Joseph Cianciulli, Chairman
Zoning Board of Appeals
87 Nepperhan Avenue
Yonkers, NY 10701

- 2.) Adjacent Neighbors *This list has been compiled but is not included in Citizen Participation Plans. It is held in confidence in the files of the NYSDEC Project Manager.

- 3) State Officials:

Michael Knipfing
NYSDEC
21 S. Putt Corners Rd.
New Paltz, NY 12561

Sal Ervolina
NYSDEC
625 Broadway
Albany, NY 12233

Margaret Duke
NYSDEC
21 S. Putt Corners Rd.
New Paltz, NY 12561

Anthony Perretta
NYSDOH
547 River Street
Troy, NY 12180

Marc Moran
NYSDEC
21 S. Putt Corners Rd.
New Paltz, NY 12561

Rich Baldwin
NYSDEC
21 S. Putt Corners Rd.
New Paltz, NY 12561

Mary Young
NYSDEC
625 Broadway
Albany, NY 12233

Mike Rivara
NYSDOH
547 River Street
Troy, NY 12180

Deborah Christian, Esq.
NYSDEC
625 Broadway
Albany, NY 12233

Wendy Rosenbach
Public Affairs Officer
NYSDEC Region 3
21 South Putt Corners
New Paltz, NY 12561

Matt Hubicki
NYSDEC
625 Broadway
Albany, NY 12233

Harold Evans
NYSDEC
625 Broadway
Albany, NY 12233

Gary Litwin
NYSDOH
547 River Street
Troy, NY 12180

Richard Morse
NYS Assembly Waste Comm.
Agency Bldg. 4, 5th Fl., ESP
Albany, NY 12248

4) Local/Elected Officials

Honorable Louis A. Mosiello
35 East Grassy Sprain Rd, 4th Floor
Yonkers, NY 10710

Honorable Nicolas Spano
1 Executive Boulevard
Yonkers, NY 10701

Honorable Gordon Burrows
800 Michaelian Office Building
White Plains, NY 10601

Perry M. Ochacher, Clerk
County Legislature
800 Michaelian Office Building
White Plains, NY 10601

Timothy Iodoni, Clerk
Westchester County
110 Dr. Martin Luther King, Jr. Blvd.
Yonkers, NY 10601

Dr. Joshua Lipsman, Commissioner
County Health Department
145 Huguenot Street
New Rochelle, NY 10801

Bruce Berger, Executive Director
Solid Waste Commission
Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

Honorable Charles E. Schumer
US Senate
Washington, DC 20510

Honorable Hillary R. Clinton
US Senate
Washington, DC 20510

Hon. Elliot Engel
6 Gramatan ave, Ste 205
Mt. Vernon, NY 10550

Hon. Bernice Spreckman
800 Michaelian Office Building
White Plains, NY 10601

Salvatore Carrerra, Director
Economic Development & R.E.
800 Michaelian Office Building
148 Martine Ave
White Plains, NY 10601

Robert Funicello
Director of Environmental Project
270 North Avenue
New Rochelle, NY 10605

Hon. Nita D. Lowey
222 Mamaroneck Ave., Ste 310
White Plains, NY 10605

Hon. Andrea Stewart-Cousins
800 Michaelian Office Building
148 Martine Ave.
White Plains, NY 10601

Karen M. Pasquale
State & Federal Relations
800 Michaelian Office Building
148 Martine Ave
White Plains, NY 10601

Andrew Spano, County Executive
800 Michaelian Office Building
148 Martine Ave
White Plains, NY 10601

Hon. Gary J. Pretlow
48 N. Broadway
Yonkers, NY 10701

Hon. Jose I. Alvarado
800 Michaelian Office Building
148 Martine Ave
White Plains, NY 10601

Ralph L. Butler
Public Works Commissioner
800 Michaelian Office Building
148 Martine Ave
White Plains, NY 10601

Gerard E. Mulligan
Planning Commissioner
800 Michaelian Office Building
148 Martine Ave
White Plains, NY 10601

John Liszewski, Public Works
City of Yonkers
40 S. Broadway
Yonkers, NY 10701-3884

Hon. Liam McLaughlin
City of Yonkers
40 S. Broadway
Yonkers, NY 10701-3884

Lee Elman, Planning Director
City of Yonkers
40 S. Broadway
Yonkers, NY 10701-3884

Hon. Philip A. Amicone, Mayor
City of Yonkers
40 S. Broadway
Yonkers, NY 10701-3884

Hon. Sandy Annabi
City of Yonkers
40 S. Broadway
Yonkers, NY 10701-3884

Hon. John Murtagh
City of Yonkers
40 S. Broadway
Yonkers, NY 10701-3884

Andrew Api, City Engineer
City of Yonkers
40 S. Broadway
Yonkers, NY 10701-3884

Hon. Joan Deierlien, Clerk
City of Yonkers
40 S. Broadway
Yonkers, NY 10701-3884

Hon. Dennis Robertson
City of Yonkers
40 S. Broadway
Yonkers, NY 10701-3884

Hon. Dee Barbato
City of Yonkers
40 S. Broadway
Yonkers, NY 10701-3884

5) Media

City Editor
Gannett Suburban Newspapers
1 Gannett Drive
White Plains, NY 10601

City Editor
Suburban Street News
170 Hamilton Ave., Ste. 211
White Plains, NY 10604

City Editor
The Business Journal
3 Gannett Drive
White Plains, NY 10604

City Editor
Westchester County Press
P O Box 152
White Plains, NY 10602

City Editor
Yonkers Herald Statesman
1 Gannett Drive
White Plains, NY 10604

News Director
Cablevision of Westchester
116 N. Main Street
Port Chester, NY 10573

News Director
WRNN TV
721 Broadway
Kingston, Ny 12401

City Editor
Westmore News, Inc.
33 Broad Street
Port Chester, NY 10573

News Director
WFAS-AM
P.O. Box 551, 365 Secor Road
Hartsdale, NY 10530

City Editor
El Clarin
48 Boradway
Haverstraw, NY 10927

City Editor
Martinelli Publications
40 Larkin Plaza
Yonkers, NY 10701

City Editor
The Citizen Register
1 Gannett Drive
White Plain, NY 10604

City Editor
Patent Trader-Journal News
185 Kisco Avenue
Mount Kisco, NY 10549-1409

City Editor
Yonkers Home News & Times
40 Larkin Plaza
Yonkers, NY 10701

News Director
News 12
6 Executive Plaza
Yonkers, NY 10701

Lisa Philips, Bureau Chief
WAMC
44 Main Street
Kingston, NY 12401

City Editor
America Latina
33 Broad Street
Port Chester, NY 10573

City Editor
Associated Press
148 Martine Ave, CB Press
White Plains, NY 10601

City Editor
Pelham Sun
40 Larkin Plaza
Yonkers, NY 10701

City Editor
The New York Times
White Plains Bureau
235 W. Main Street
NY, NY 10036

City Editor
Westchester County Weekly
229 W. 43rd Street
NY, NY 10036

City Editor
Yonkers Jewish Chronicle
584 North Broadway
Yonkers, NY 10701

News Director
Paragon Cable
701-717 N. MacQuestein
Mount Vernon, NY 10552

Hank Gross
Mid-Hudson News Network
42 Marcy Lane
Middletown, NY 10941

News Director
womens e news
395 Hudson Street
New York, NY 10014

News Director
WHUD/WLNA
P.O. Box 310
Beacon, NY 12508

News Director
WRTN/WVOX
1 Broadcast Forum
New Rochele, NY 10801

6) Environmental Groups

Scenic Hudson
1 Civic Center Plaza
Poughkeepsie, NY 12601

Clearwater, Inc.
112 Market Street
Poughkeepsie, NY 12601

Greenway Conservancy
Capitol Building
Capitol Station, Rm 254
Albany, NY 12224

The Nature Conservancy
Eastern NY Chapter
19 North Moger Avenue
Mt. Kisco, NY 10549

Westchester Environmental Coalition
P.O. Box 488
White Plains, NY 10602

Federated Conservationists of Westchester
78 N. Broadway
White Plains, NY 10603

Karl Coplan, Esq.
Pace/Riverkeeper
78 N. Broadway
White Plains, NY 10603

Beczak Environmental Center
21 Alexander Street
Yonkers, NY 10701

Environmental Citizens Coalition
33 Central Avenue
Albany, NY 12210

Laura Haight
NYPIRG
107 Washington Avenue
Albany, NY 12210

Westchester County EMC
414 Michaelian Office Building
White Plains, NY 10601

7) **Others:**

Westchester County Industrial Development Agency
Michaelian Office Building, Room 903
148 Martine Avenue
White Plains, NY 10601

Debra S. Cohen
470 Mamaroneck Avenue Suite 400
White Plains, NY 10605

Valerie Perez
P.O. BOX 140
Yonkers, NY 10702-0140

Diedre Hoare
16 Cross Street
Yonkers, NY 10708

- 8) **Local School or Daycare Administration:**
Saunders School
- 9) **Document Repositories are established at:**
Yonkers Public Library
Riverfront Branch
One Larkin Center
Yonkers, NY 10701

NYSDEC, Region 3
21 South Putt Corners Rd.
New Paltz, NY 12561

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

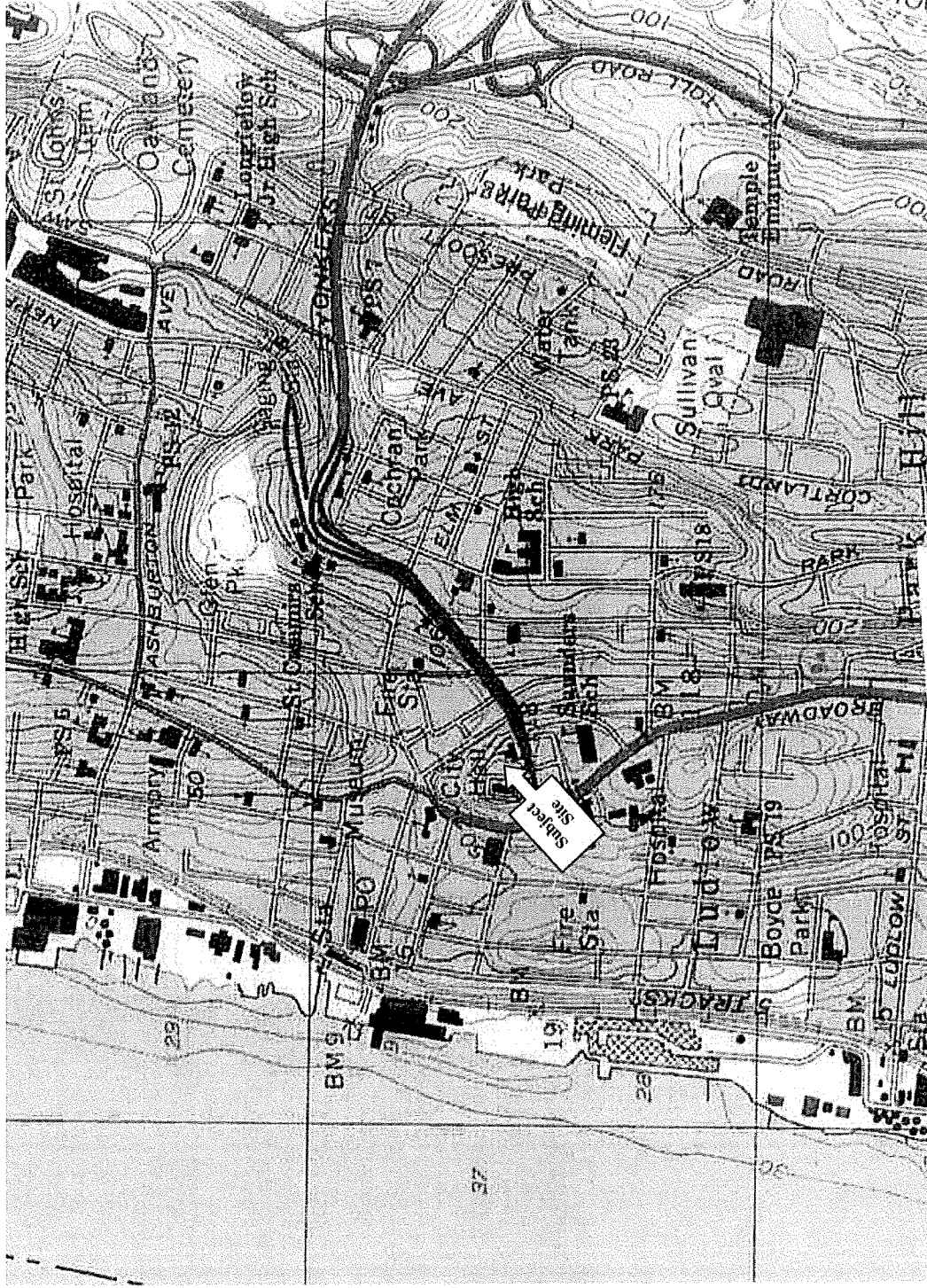
Post Remediation Development Questions

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

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

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.



North

Appendix D – 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



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.

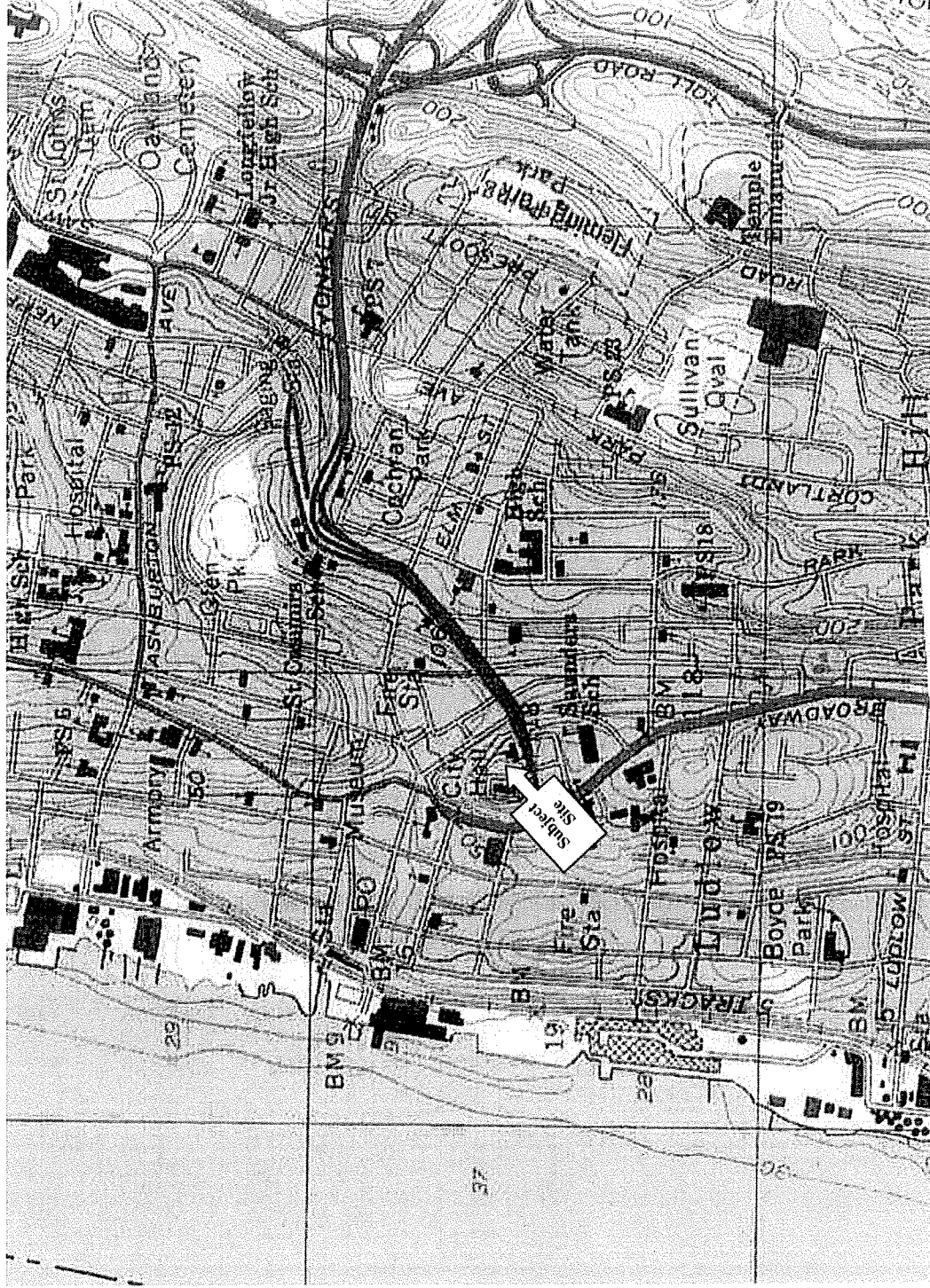
A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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).



North

Figure 1 – Site Location

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

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