



FACT SHEET

Brownfield Cleanup Program

SUN POLYCHROME EAST SITE
Site Number: C360098
Yonkers, Westchester County, NY

October 2007
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Remedial Division
Division of Environmental Remediation

Draft Remedial Investigation Work Plan Available for Public Comment

The Sun Polychrome Corporation East Site (Sun East Site) is located at 80-94 Alexander Street, Yonkers, New York, and has been accepted into New York's Brownfield Cleanup Program (BCP). See attached map for the location of the site. The New York State Department of Environmental Conservation (NYSDEC) is currently reviewing a Draft Supplemental Remedial Investigation (RI) Work Plan submitted by SFC Sun, LLC (the "Volunteer") to investigate contamination at the Site.

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/brownfields.html>

The NYSDEC previously approved an application submitted by the Volunteer to participate in the BCP. The application proposes that investigative and remedial activities will be implemented to facilitate use of the site for mixed use purposes including residential, commercial, and parking.

Public Comments about the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the Draft Remedial Investigation Work Plan for 30 days, from October 24, 2007 to November 23, 2007. The Draft Remedial Investigation Work Plan is available for public review at the document repository and identified in this fact sheet.

Written comments should be submitted to:
John Miller
Project Manager
NYSDEC Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7016

Highlights of the Proposed Remedial Investigation

The Remedial Investigation has several goals:

1. Define the nature and extent of contamination in soil, groundwater, and soil vapor;
2. Identify the sources of contamination;
3. Assess the impact of the contamination on public health and the environment; and
4. Provide information to support the development of a Remedial Work Plan to address the contamination.

The Remedial Investigation will be performed by representatives of the Volunteer with oversight by NYSDEC and the New York State Department of Health (NYSDOH). "Remediation" means all necessary actions to address any known or suspected contamination associated with the site.

Elements of the field investigation activities defined in the proposed work plan include:

- Excavation of 7 test pits to determine if underground storage tanks are still present and to determine if any releases occurred;
- Investigation of subsurface soils and groundwater by advancing up to sixty-five (65) soil borings and installing twelve (12) groundwater monitoring wells to delineate the extent of soil and groundwater impacts
- Tracing suspect piping, drains, vaults and catch basins to further delineate sediment contamination

The Remedial Investigation field activities are scheduled to begin during November 2007 and will require approximately three weeks of field work to complete.

Next Steps

NYSDEC will consider all public comments before it finalizes the Remedial Investigation Work Plan. After the New York State Department of Health (NYSDOH) concurs with the final work plan approach, the Plan will be finalized, and the Volunteer will be authorized to proceed with site investigation activities. It is estimated that all Remedial Investigation activities will be completed in approximately three months following the public comment period.

The results of the Remedial Investigation field activities and supporting historical data from previous investigations will be compiled and summarized in a report called a Final Remedial Investigation Report. Subsequent to submittal of the final report to the NYSDEC, a remedial action work plan that addresses remedial measures will be prepared.

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

Site Background Information

The Site is approximately 2.2 acres and is identified in the City of Yonkers tax maps as Section 2, Block 2608, Lots 29, 35 and 37 and consists of properties listed at 80, 86, 86A, and 94 Alexander Street. There is approximately seventy-percent building coverage on the Site. The street frontage is approximately 370 feet along Alexander Street and approximately 270 feet along Ashburton Avenue. The Site is bordered by Ashburton Avenue followed by Greyston Bakery (a portion of a Former Manufactured Gas Plant or MGP Site) and the Metro North accessory building to the north; the Metro North Rail Road Right-of-Way to the east; Alexander Street followed by mixed commercial and industrial uses to the west; and commercial/industrial uses to the south. *See Site Location Map.* Currently, the Site is utilized for light

industrial warehousing purposes, but was originally developed by Sun PolyChrome as a manufacturing and warehouse facility for lithographic printing, which included the handling of large volumes of chemicals associated with these operations. The Site is currently occupied by Penny Savers, Stanlou Tobacco, and two vacant properties formerly operated by PolyChrome.

The available documentation indicates that PolyChrome operated a lithographic plate coating manufacturing facility at the Site possibly as early as the early 1950's through approximately late 1993 or early 1994. By 1951, PolyChrome had buildings on the first of its ultimate three lots on the Manufacturing Site. In addition, there was a Post Office garage in operation and a bakery supplies building. In 1973, PolyChrome was operating buildings on two lots and the garage and bakery supplies building were still in operation. After 1978, only PolyChrome remained. From 1978 to 1991 PolyChrome operated buildings and warehouses on all three lots of the Site. According to historic environmental records, during at least some of the time it operated at the Site, PolyChrome used large quantities of flammable and/or corrosive solvents, sodium hydroxide and sulfuric acid and operated approximately twelve underground petroleum and chemical storage tanks at this Site. Materials handled essentially included:

- Halogenated and ignitable solvents
- Solvent solutions including the following solvents: methyl cellosolve (a/k/a methoxyethanol), methyl ethyl ketone, methanol, methyl isobutyl ketone, dioxalane
- Sulfuric acid
- Caustic for neutralization of waste water

Going back to 1898, the Site was partially developed and included: Standard Oil Co., which included buildings, tanks, and storage; the beer depots of Anchor Brewing Co. and George Ringler & Co.; and the P.A. Devo & Son warehouse. By 1917, Standard Oil still remained, there was a blacksmith, and Pierpoint & Vanderveer operated feed, flour, and produce warehouses. The 1942 Sanborn map shows only Standard Oil remaining at the Site, with buildings there but no indication of tanks, which by that time had moved from Alexander Street onto the ATI Tank Farm Site. In 1951, a Post Office, garage operation and a bakery supplies facility shared the Site with PolyChrome, and eventually PolyChrome took over the entire Site.

Site Environmental Investigation Background Information

Based on the significant historic former industrial uses related to the Site, which was documented in further detail in the BCP Application and a Phase I Report attached, the Volunteer conducted an initial limited subsurface environmental site investigation in November 2006. The investigation was designed to initially characterize soil and groundwater environmental impacts at the properties, in order to identify potential areas of concern and to support potential future remedial decisions.

A total of 10 soil borings were installed with a Geoprobe rig, and 21 soil samples were collected. A chemical or petroleum odor was observed at 7 of the soil boring locations, and a sheen was observed on the soil at one boring location. The soil investigation revealed site-wide soil impacts, with Target Compound List Volatile Organic Compounds (TCL VOCs) detected in 20 of the soil samples. TCL Semi-volatile Organic Compounds (SVOCs) were detected in all 21 soil samples and Target Analyte List (TAL) Metals were detected in exceedance of the NYSDEC Criteria in all soil samples.

Potential on-site sources of VOC, SVOC, and metals impacts to soil are releases from former chemical and petroleum underground storage tanks and also potentially from the former lithographic printing activities documented by the Phase I ESA report. The former PolyChrome lithographic printing

operations utilized large volumes of solvents, dyes and inks that included petroleum compounds and metals. Standard Oil was also present on the Site for many years, which likely contributed contamination to the Site. Additional test pit and soil investigation near suspect USTs and former areas of chemical storage, handling and processing will further identify specific on-site sources of contamination.

A total of four Sediment samples were also collected - two from subsurface vaults associated with former industrial operations, and two from storm catch basins located in the Site parking area. Visual observations of contamination were made in relation to all of the sediment samples. TCL VOCs were detected in one sediment sample, TCL SVOCs and TAL Metals were detected in all sediment samples. Pesticides were also detected in all sediment samples, and PCBs were detected in two sediment samples. The source of this VOC, SVOC, PCB, pesticide and metals contamination will be further investigated by tracing suspect piping, drains, vaults and catch basins, as well as, performing additional soil and groundwater investigation in the area of suspect features.

Groundwater samples were also collected at five temporary probe locations, but turbidity in the collected samples prevented definitive groundwater data from being collected. Permanent groundwater monitoring wells will be installed as part of the Remedial Investigation for the Site. In the groundwater samples that were collected TCL VOCs were detected in 4 samples, and TCL SVOCs and TAL Metals were detected in all groundwater samples.

Soil gas samples were also collected in five sample locations and the compounds detected above the method detection limit in all five sample locations included acetone, hexane, benzene, heptane, toluene, and m,p-xylene. Two additional compounds were also detected at the Site in specific sample locations methylene chloride and trichloroethene. The planned additional investigation will reveal the potential for soil gas exceedances at the Site.

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 Citizens Participation Plan, the draft Supplemental Remedial Investigation Work Plan discussed above, and the approved application to participate in the BCP.

Yonkers Public Library

One Larkin Center
Yonkers, New York 10701
Attn: Head Librarian
Phone: 914-375-7940
Hours: M-Th 9am – 8pm
F 10am – 5pm
Sat 9am – 5pm
Sun 12pm – 5 pm

NYSDEC Region III Office

21 S. Putt Corners Road
New Paltz, New York 12561-1620
Phone: 845-256-3154
Hours: M-F 8:30am – 4:45pm
(call for appointment)

Who to Contact

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

Remediation Issues:

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Health Related Questions:

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If you know someone who would like to be added to the project mailing list, please 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.

NYSDEC Mailer

Please feel free to use this mailer for any of the following purposes:

- _____ 1. You would like to be placed on our Sun East Site mailing list.
- _____ 2. You would like to include the name and address of someone you know who maybe interested in receiving future fact sheets.
- _____ 3. You would like to be taken off our Sun East Site mailing list.
- _____ 4. You would like to provide us with a change of name or address. If you are moving, future fact sheets are NOT automatically forwarded unless we are notified by you.
- _____ 5. You would like to provide us with a comment or concern.

FOLD

Please complete the form as indicated below, fold and mail directly to the DEC.

Add the following name(s):

_____	_____
_____	_____
_____	_____

Delete the following name(s):

_____	_____
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_____	_____

Make the following changes:

(Old)_____	(New)_____
_____	_____
_____	_____

FOLD

Comments or Concerns:

John B. Miller, Project Manager
NYS Department of Environmental Conservation
Division of Environmental Remediation
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