



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

### City of Yonkers Public Library

Riverfront Branch  
One Larkin Center  
Yonkers, New York 10701  
(914) 337-1500

## Who to Contact

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

### Project-Related Questions

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### Project-Related Health Questions

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For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

**PolyChrome Manufacturing  
Site (Polychrome East)**  
80-94 Alexander Street  
Yonkers, NY 10701

**November 2019**

**SITE No. C360098**  
**NYSDEC REGION 3**

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## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the **PolyChrome Manufacturing Site ("Polychrome East")** located at 80-94 Alexander Street, Yonkers, Westchester County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the location of Polychrome East.

Cleanup activities were performed by **Alex I East, LLC and Avalon Yonkers Sun Sites, LLC** ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report (FER) 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.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360098/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation & Petroleum Tank Removals - Excavation and off-site disposal of approximately 7,520 cubic yards of historic fill and petroleum-contaminated soil exceeding the site-specific cleanup criteria. Eight underground petroleum tanks (USTs) were also removed from the site.
- Clean fill was brought in to replace the excavated soil and to establish the design grades at the site. Approximately 12,509 cubic yards of excavated soil and crushed concrete was reused on-site.
- In-Situ (in-place) Solidification (ISS) of soil in two areas to depths of approximately 10 feet and 20 feet.
- Vapor Barrier & SSDS - A vapor barrier has been installed beneath the newly constructed building to protect against soil vapor intrusion, along with an active sub-slab depressurization system (SSDS) beneath portions of the building that are not a ventilated parking garage.
- Installation of groundwater monitoring wells and coal tar recovery wells.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover
- Development of a Site Management Plan (SMP).

# BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicants have begun redeveloping the site during the cleanup, but some development will continue after receiving a COC. In addition, the applicants:

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of 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.

**Site Description:** The site is located at 80-94 Alexander Street in the City of Yonkers, Westchester County and was recently consolidated into one tax parcel identified as Section 2, Block 2608, Lot 35 on the Yonkers Tax Map No. 219. The site is approximately 98,300 square feet and is located on the city block bordered by Ashburton Ave and Grey Stone Bakery (DEC# V00361) to the north, Alexander Street and BCP Halstead-Quinn/ATI Tank Farm (DEC Site # C360090) to the west, and Metro North Railroad to the east. Historic site use has included Sun Chemical Corporation or Sun PolyChrome who manufactured coated photosensitive aluminum printing plates from at least 1980 to 1994. PolyChrome used and stored large volumes of chemicals associated with these operations. The site is being redeveloped into a 5-story residential building with open-air parking garage on the ground floor.

Additional site details, including environmental and health

assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360098) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

**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 may 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>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:  
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

