



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Polychrome Research and Development Site
(Polychrome West)
DEC Site #: C360099
Address: 137-145 Alexander Street
Yonkers, Westchester County, New York

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to Polychrome Research and Development Site, Alexander Street, City of Yonkers, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Avalon Yonkers Sun Sites LLC with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat due to elevated concentrations of lead and non-aqueous phase liquid (NAPL) in the subsurface soils.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/x/EXTAPPS/DEREXTERNAL/haz/details.cfm?pageid=3&progno=C360099>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from September 22, 2017 through November 6, 2017. The draft Remedial Work Plan (RWP) containing the proposed site remedy and the Remedial Investigation Report is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- The excavation of on-site source areas containing high levels of metals and non-aqueous phase liquid (NAPL) to the extent practicable (approximately 1700 cubic yards of

soil/wastes);

- Extraction of remaining mobile non-aqueous phase liquids that cannot be excavated;
- Installation of a site cover to allow for restricted residential use;
- Enhancement of the biological breakdown of contaminants in soil and groundwater by the placement of nutrients in the subsurface to stimulate aerobic biological activity;
- Installation of a sub-slab depressurization system to mitigate soil vapor contamination for future on-site buildings.

In addition, an environmental easement will be placed on the property that limits groundwater use, calls for the development of a Site Management Plan and requires Periodic Review of the controls that will be in place. The plans and specifications of the remedy is presented in more detail in the RWP, which is available in the document repositories.

Summary of the Investigation

A remedial investigation (RI) was conducted at the which included the collection of soil, soil vapor, and groundwater samples obtained from soil borings, soil vapor probes, and shallow, intermediate and deep groundwater monitoring wells.

The RI Report documents the findings of various volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in the site soil and fill material at levels exceeding restricted residential use soil cleanup objectives (SCOs). Groundwater contains VOCs, SVOCs and metals above applicable standards and guidance values.

Floating light non-aqueous phase liquid (LNAPL) was observed on top of the groundwater table in the center of the site. Sinking dense non-aqueous phase liquid (DNAPL) was observed directly above bedrock (about 110 feet below ground surface) along the eastern boundary of the site. The DNAPL impacts appear to be from an off-site source.

Soil vapor samples collected from beneath the site contained elevated concentrations (i.e., above the action levels requiring mitigation) of five of the six compounds identified in the NYSDOH Vapor Intrusion Guidance. These elevated concentrations are mainly along the northern and eastern parts of the site.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the cleanup of the site.

Background

Location: The Site is located at 137-145 Alexander Street in Yonkers, Westchester County, New

York. Based on recorded tax information and the City of Yonkers tax maps, the Site area is 3.4 acres and includes Lots 1, 23, and 29 of Block 2615.

Site Features: Approximately 50 percent of the site is covered by buildings and associated paved parking areas. The current site structure (45,000 square feet) is a vacant two-story concrete block and brick commercial building.

Current Zoning and Land Use: The site is situated within an industrially zoned district and is part of the Alexander Street Redevelopment Area. In May 2009, the City of Yonkers adopted a Master Plan and Urban Renewal Plan for the entire Alexander Street corridor.

Past Use of the Site: Historic uses of the site include a social services facility, laboratory research and development facility, machine shop facility with storage buildings and boat construction and repair facility, a lighting company, and lumber and coal facility. The site has been vacant since 2008.

Site Geology and Hydrogeology: Soil includes both natural materials and fill material. Fill depths range from 6 foot to 30 feet thick, and consists of sand and gravel mixed with cinders, asphalt, concrete, wood, brick, glass, metal and other miscellaneous debris. Hudson River sediment, consisting of fine-grained sand with little silt and clay, as well as shell fragments, then medium to coarse-grained sand, underlie the fill. Bedrock typically exists between 105 and 163 feet below ground surface.

Depth to groundwater beneath the site varies with distance from the Hudson River and is an average of approximately 4 feet to 6 feet below ground surface. The groundwater flow direction is from east to the west towards the Hudson River. The shallow groundwater in the fill and the intermediate groundwater in the Hudson River sediments were observed to be tidally influenced.

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:

City of Yonkers Public Library
Riverfront Branch
One Larkin Center
Yonkers, New York 10701
Attention: Mr. Edward M. Falcone

NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561
Phone: 845-256-3000

Who to Contact

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

Project Related Questions

Mr. Salvatore F. Priore, P.E.
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9665
salvatore.priore@dec.ny.gov

Site-Related Health Questions

Sarita Wagh, Public Health Specialist
New York State Department of Health
Empire State Plaza Corning Tower, Room
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

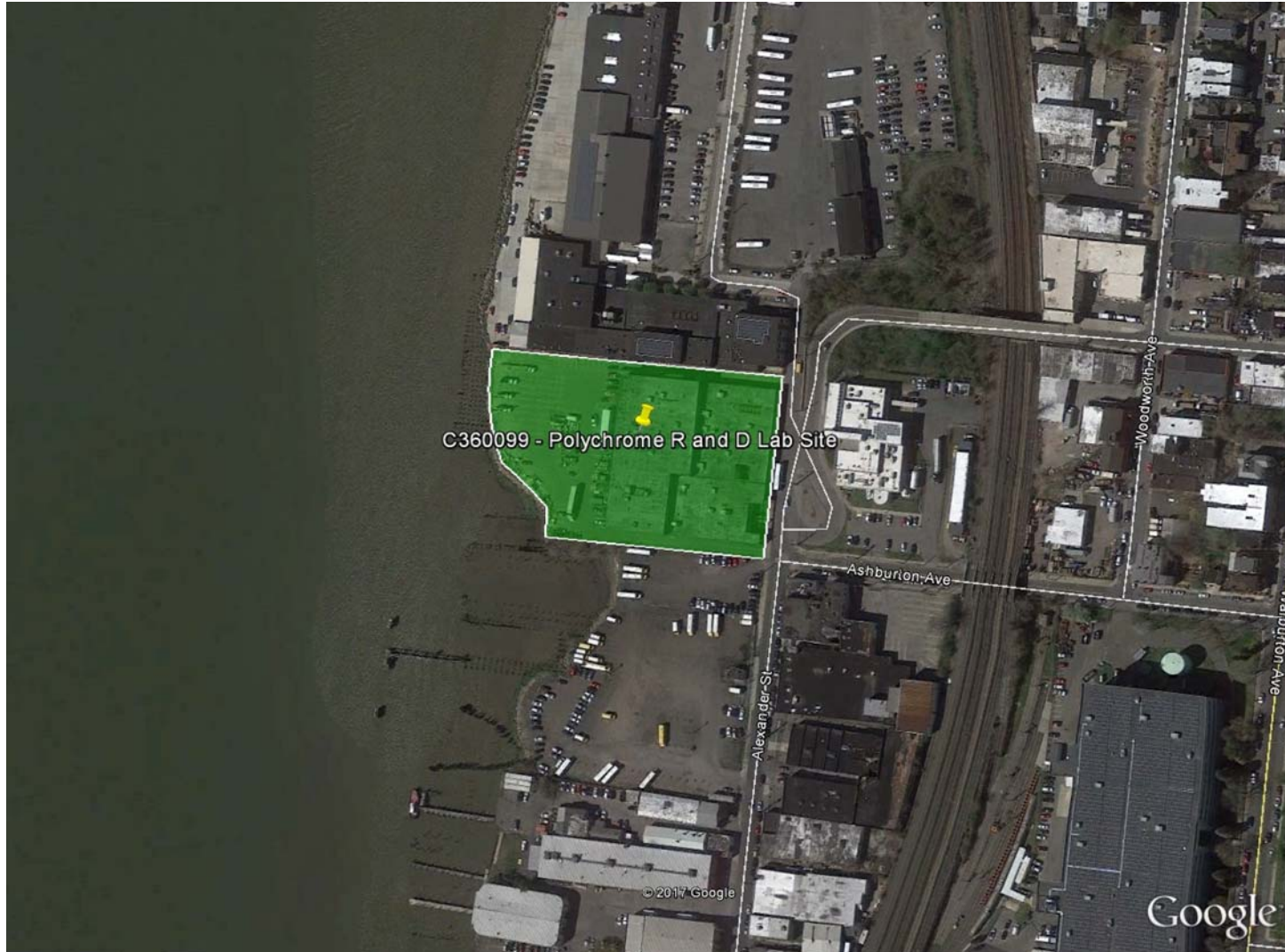
Have site information such as this fact sheet sent right to your email inbox.

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.

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

Site Location Figure



EXCAVATION
AREA "A"
PROPOSED
LEAD/CHROMIUM CSA

PROPOSED 10-FOOT-WIDE
AND 6-FOOT-DEEP UTILITY CORRIDOR
EXCAVATION (TYP)

EXISTING BUILDING DEMOLITION
(TYP)

EXCAVATION
AREA "C"
PROPOSED
SVOC CSA

EXCAVATION
AREA "B"
PROPOSED
VOC/SVOC CSA

EXCAVATION
AREA "D"
PROPOSED
LEAD CSA

EXCAVATION
AREA "E"
PROPOSED
LNAPL CSA

EXCAVATION
AREA "F"
VOC/SVOC CSA

EXCAVATION
AREA "G"
CATCH BASIN/
METALS CSA

DECONTAMINATION PAD
20' x 20' EXCAVATION