



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

FACT SHEET

Cleanup Program

Polychrome R&D Lab
Site (Polychrome West)
137-145 Alexander Street
Yonkers, NY 10701

November 2019

SITE No. C360099
NYSDEC REGION 3

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the **Polychrome Research & Development (R&D) Lab Site** ("Polychrome West") located at 137-145 Alexander Street, Yonkers, Westchester County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the location of Polychrome West.

Cleanup activities were performed by **Alex II West, 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/C360099/>.
- 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 and off-site disposal of approximately 5,931 cubic yards of historic fill and petroleum-contaminated soil exceeding the site-specific cleanup criteria.
- Clean fill was brought in to replace the excavated soil and to establish the design grades at the site. Approximately 12,511 cubic yards of excavated soil and crushed concrete was reused on-site.
- In-Situ (in-place) Solidification (ISS) of soil in four areas to depths of approximately 14 to 24 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.
- Slurry wall and Combined Sewer Anti-Seep Collar to stop coal tar migration.
- 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).

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- 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 137-145 Alexander Street in the City of Yonkers, Westchester County and was recently consolidated into one tax parcel identified as Section 2, Block 2615, Lot 1 on the Yonkers Tax Map No. 219. The site is approximately 135,000 square feet and is located on the city block bordered by the BCP Excelsior Packaging (DEC Site #C360190) to the north, BCP Halstead-Quinn/ATI Tank Farm (DEC #C360090) to the south, Greystone Bakery (DEC #V00361) to the east, and Hudson River to the west. Historic site use has included Polychrome R&D Lab Site for Polychrome Manufacturing Site (DEC# C360098) who manufactured coated photosensitive aluminum printing plates from at least 1980 to 1994. Previous to PolyChrome R&D, the site was used as an asphalt plant, lumber and coal yard, fat rendering operations, Westchester Lighting Company, boat construction and machine shop. The site is being redeveloped into a 4-story residential building with a parking garage on the ground floor, and a community walkway along the waterfront.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360099) at:

<http://www.dec.ny.gov/cfm/externalapps/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>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

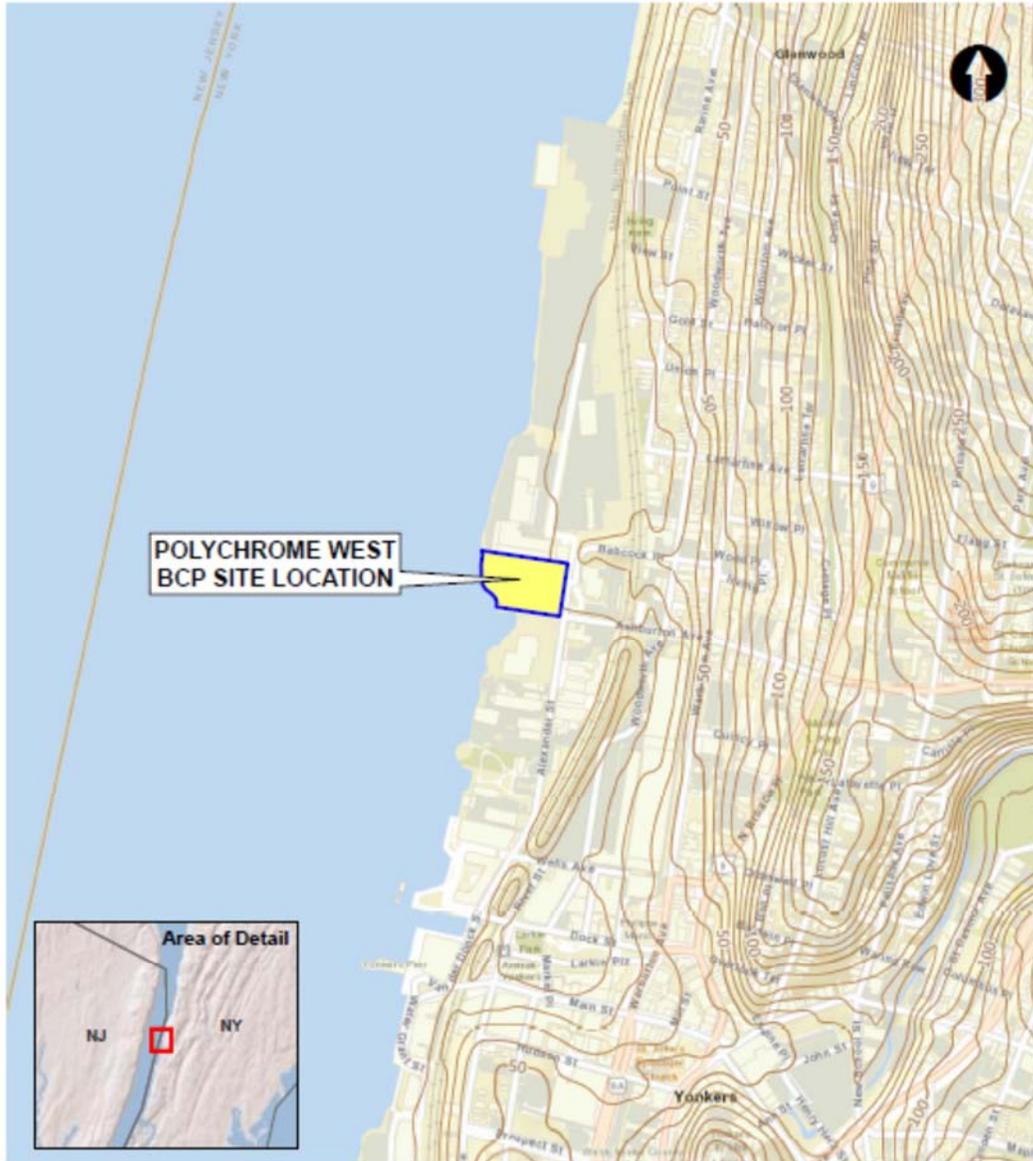
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

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Site Location Map



Service Layer Credits: ESRI Worldwide Street Map data, 2019.

Map Source - BCP Site Boundary from Paula, Sokolowski and Sator Architecture & Engineering, P.C.
Stamped Survey Drawing Titled "Environmental Assessment Area" - dated May 31, 2019.

